



**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 March 16, 2012

**ZONING ADMINISTRATOR ACTIONS
MARCH 14, 2012**

- Item 1: Crossfit Fly - Minor Use Permit No. UP2011-021 (PA2011-119)
3767 Birch Street
Action: Approved by Resolution No. ZA2012-011 Council District 3
- Item 2: Brown Residence - Modification Permit No. MD2012-002 (PA2012-006)
1706 Miramar Drive
Action: Approved by Resolution No. ZA2012-012 Council District 1
- Item 3: 212 Marguerite Avenue Condominium Conversion No. CC2012-001 and Parcel
Map No. NP2012-002 (PA2012-008)
212 Marguerite Avenue
Action: Approved by Resolution No. ZA2012-013 Council District 6
- Item 4: Lido Marina Village Signage - Comprehensive Sign Program No. CS2011-010
and Modification Permit No. MD2012-001 (PA2011-219)
3400 - 3505 Via Oporto, 3676 and 3700 Newport Boulevard,
3418 - 3444 Via Lido
Action: Approved by Resolution No. ZA 2012-014 Council District 1

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

- Item 5: Newport Car Wash – Staff Approval No. SA2011-015 (PA2011-120)
3767 Birch Street
Action: Approved Council District 4

Item 6: Irvine Company Office Properties - Staff Approval No. SA2012- 004 (PA2012-019)
4665 MacArthur Court

Action: Approved

Council District 3

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.

RESOLUTION NO. ZA2012-011

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2011-021 FOR A HEALTH/FITNESS FACILITY LOCATED AT 3767 BIRCH STREET (PA2011-119)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Crossfit Fly, with respect to property located at 3767 Birch Street, and legally described as Lot 55 and the southwesterly half of Lot 54, Tract 3201 also described as Parcel 1 of Resubdivision No. 983 on Parcel Map, as per map filed in book 282, pages 14 and 15 of Parcel Maps, in the office of the County Recorder in the County of Orange, requesting approval of a minor use permit.
2. The applicant requests a minor use permit to allow a new, 5,000-square-foot health/fitness facility. The health/fitness facility would accommodate patrons for personal training by appointment. The proposed operating hours are from 5:30 a.m. to 8:30 p.m., Monday through Saturday. Twenty five parking spaces are provided to accommodate the proposed use.
3. The subject property is located within the OA (Office Airport) Zoning District and the General Plan Land Use Element category is AO (Airport Office and Supporting Uses).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on March 14, 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 is categorically exempt under Section 1, of the California Environmental Quality Act (CEQA) Guidelines – Existing Facilities). The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use.
2. The proposed business is located within an existing building where only minor interior alterations are required to accommodate the new use.

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 AO (Airport Office). The AO designation is intended to provide for areas appropriate for the development of properties adjoining the John Wayne Airport for uses that support or benefit from airport operations. These may include corporate and professional offices; automobile sales, rental, and service; aviation sales and service; hotels; and accessory retail, restaurant, and service uses. The health/fitness facility is a retail use that is complementary to the surrounding commercial uses and is consistent with these land use designations.
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 OA (Office-Airport) Zoning District. The OA designation is intended to provide for areas appropriate for the development of properties adjoining the John Wayne Airport for uses that support or benefit from airport operations. These may include corporate and professional offices; automobile sales, rental, and service; aviation sales and service; hotels; and accessory retail, restaurant, and service uses. The proposed health/fitness facility, is consistent with these land use designations. The health/fitness facility is a retail use that is consistent with land uses permitted by the OA Zoning District.
2. The subject property provides sufficient parking to accommodate the reduced size of the existing car wash and the proposed health/fitness facility.
3. A total of 25 off-street parking spaces are required and provided for the health/fitness facility at a rate of one parking space per 200 square feet of gross floor area.

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 operating hours are 5:30 a.m. to 8:30 a.m., Monday through Saturday.
2. The health/fitness facility consists of 5,000 square feet. The floor plan provides an open floor area for exercise with a reception area, accessory office, and unisex restroom. The tenant space is designed to accommodate small group coaching classes of 10 to 15 patrons per day with one instructor.
3. The project site is located within an existing commercial building and the tenant space is designed and developed with an open floor plan to accommodate a variety of health and fitness techniques. The design, size, location, and operating characteristics of the use are compatible with the adjacent car wash and surrounding uses.
4. The subject property is not located within close proximity of residential uses and the proposed health/fitness facility is compatible with allowed uses in the OA Zoning District.

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. Adequate circulation is provided on the subject property and 25 parking spaces are provided for the health/fitness facility.
2. The applicant is required to provide fire extinguishers within the building, post the maximum occupant load and equipment plan on-site, and provide ADA accessible parking and restrooms to ensure the tenant space is physically suitable for patrons.
3. Adequate public and emergency vehicle access, public services, and utilities are provided to the subject property. Any additional utilities upgrades will be required at plan check and have been included in the conditions of approval.
4. The tenant improvements to the project site will comply with all Building, Public Works, and Fire Codes. All ordinances of the City and all conditions of approval will be complied with.

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 establishment will provide health and fitness services as a convenience to the surrounding neighborhood. This will revitalize the project site and provide an economic opportunity for the property owner to add an additional commercial tenant, which best serves the quality of life for the surrounding community.
2. A total of 50 parking spaces will be provided in the surface parking lot. Adequate parking is provided on-site to accommodate both the proposed use and the existing car wash and vehicle service facility.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2011-021, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Department in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 14TH DAY OF MARCH, 2012.

By: 
Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

PLANNING

Planning Department Conditions

1. Use Permit No. UP2011-021 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 of the Newport Beach Municipal Code, or an extension is otherwise granted.
2. The Zoning Administrator may add to or modify conditions of approval to this Use Permit or revoke this Use Permit upon a determination that the operation, which is the subject of this Use Permit, causes injury, or is detrimental to the health, safety, peace, comfort, or general welfare of the community.
3. The project shall be in substantial conformance with the approved plot plan, floor plan and elevations.
4. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use will be cause for revocation of this Permit.
5. The use shall be limited to a maximum of 25 instructors and students at any time during the operating hours of 5:30 a.m. to 8:30 p.m., Monday through Saturday.
6. A total of 25 parking spaces shall be provided on-site and identified for the health/fitness facility (based on one parking space per 200 square feet).
7. All trash shall be stored within the building or within dumpsters stored in a trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes. The trash dumpsters shall have a top, which shall remain closed at all times, except when being loaded or while being collected by the refuse collection agency [Condition also identified in Staff Approval No. SA2011-015 (PA2011-120)].
8. Refuse storage facilities on the subject property shall be upgraded to meet the requirements specified by Title 20 by providing self-locking gates. The size, design and location of trash enclosures shall be subject to the review and approval of the Public Works Department and Planning Division prior to issuance of a building permit for new construction. The enclosure shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the buildings. The enclosures shall incorporate a cover of decorative beams or other roofing material to provide security and visual screening from above [Condition also identified in Staff Approval No. SA2011-015 (PA2011-120)].

9. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
10. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of this health/fitness facility that would attract large crowds, including any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.
11. The operator of the facility shall be responsible for the control of noise generated on the subject facility. Pre-recorded music may be played in the tenant space, provided exterior noise levels outlined below are not exceeded. The noise generated by the proposed use shall comply with the provisions of Chapter 10.26 of the Newport Beach Municipal Code. The maximum noise shall be limited to no more than depicted below for the specified time period unless the ambient noise level is higher:

	Between the hours of 7:00AM and 10:00PM		Between the hours of 10:00PM and 7:00AM	
Location	Interior	Exterior	Interior	Exterior
Commercial Property	N/A	65dBA	N/A	60dBA

12. 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 use 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 Planning Director's Use Permit and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
13. 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 relating (directly or indirectly) to City's approval of the **Crossfit Fly Minor Use Permit** including, but not limited to, **Minor Use Permit No. UP2011-021 (PA2011-119)**. 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.

Building

14. A total of two disabled parking spaces, including one van accessible parking space shall be provided for both uses on-site [Condition also identified in Staff Approval No. SA2011-015 (PA2011-120)].
15. A unisex handicap accessible restroom shall be provided within the tenant space.
16. A floor plan shall be posted within the health/fitness facility that includes an equipment layout and maximum occupant load. The occupant load shall not exceed 49 in order to comply with the B Occupancy classification.
17. Truncated domes shall be provided at the vehicular cross path.
18. The project and all tenant improvements must comply with the most recent, City-adopted version of the California Building Code.

Fire Department

19. Fire extinguishers shall be located within 75 feet of travel distances from all portions of the building. C.F.C. Sec. 906.1.

Public Works

20. The drive aisle shall be clear at all times to accommodate vehicle circulation.
21. The stalls assigned for the fitness facility shall be marked on-site.
22. The dead end drive aisle shall be accompanied by a dedicated turnaround space and a 5-foot minimum drive aisle extension/hammerhead.
23. The van accessible parking stall shall provide an 8-foot wide accessible aisle.
24. The parking layout shall comply with City Standard STD-805-L-A and STD-805-L-B.
25. Wheel stops shall be installed at Parking Space Nos. 37 and 38 to ensure parked vehicles do not encroach into Parking Space No. 36 as designated on the approved plans.

Utilities

26. The existing single check valve on the fire service shall be upgraded to a double check detector assembly unless otherwise approved by the Public Works Department.

27. All new and existing domestic water service shall be protected by a reduced pressure device per City Standard SDT-520-L-A unless otherwise approved by the Public Works Department.
28. All new and existing sewer laterals shall have a cleanout installed per City Standard STD-406-L.

RESOLUTION NO. ZA2012-012

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MODIFICATION PERMIT NO. MD2012-002 FOR A 50% ADDITION TO AN EXISTING 1,910 SQUARE-FOOT, NONCONFORMING SINGLE-FAMILY DWELLING LOCATED AT 1706 MIRAMAR DRIVE (PA2012-006)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by John and Kathleen Brown, with respect to property located at 1706 Miramar Drive, and legally described as PCL 1 , Block K , LLA 2009-004 requesting approval of a Modification Permit.
2. The applicant proposes a 50% addition (954 square feet) to an existing 1,910 square-foot, nonconforming single-family dwelling. The Zoning Code limits the addition to 10% of the existing floor area of the structure because the dimensions of the existing two-car garage (19 feet 4 inches by 22 feet 10 inches) are less than the minimum required by Code (20 feet by 20 feet).
3. The subject property is located within the Single-Unit Residential (R-1) Zoning District and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).
4. The subject property is located within the coastal zone in the categorical exclusion zone. The Coastal Land Use Plan category is Single Unit Residential Detached - (10.0 - 19.9 DU/AC) (RSD-C).
5. A public hearing was held on March 14, 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 Planning Commission 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 under Class 1 (Existing Facilities).
2. Class 1 provides for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet; and the project is in an area where all public services and facilities are available to allow for

maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

SECTION 3. REQUIRED FINDINGS.

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.

Facts in Support of Finding:

1. The existing two-story single-unit dwelling is nonconforming as the residence encroaches one foot into the required four-foot westerly side setback, the garage encroaches 8 inches into the four-foot westerly side setback and the interior width dimension of the garage (19 feet, 4 inches) is less than the minimum required by the Zoning Code (20 feet).
2. The deviation from the Zoning Code requested through this application is compatible with the characteristics of the surrounding properties. There are lots in the area with required 3-foot setbacks, and properties developed with similar nonconforming structures in regards to substandard parking space dimensions. Many of the dwelling units in this area were constructed at a time when the Zoning Code did not specify dimension requirements for garages or at a time when the required minimum dimensions of parking space were similar or the same as the subject garage.
3. The applicant is proposing a 50-percent addition to the existing structure. The proposed addition will comply with all of the development standards, including floor area, height, and setbacks, and will not intensify or alter the existing nonconformities. The resulting structure will be 2,864 square feet and similar in character and size to developments located in the neighborhood.

Finding:

B. 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.

Facts in Support of Finding:

1. The granting of the modification is necessary due to the unique characteristics of the structure in that the substandard width dimension of the garage necessitates the

approval of a modification permit pursuant to 20.38.050 A.2 (Nonconforming Parking) to allow an addition greater than 10 percent of the existing floor area of the structure.

2. Zoning Code regulations allow additions up to 50-percent of the gross floor area of an existing structure within any 10 year period for structures with nonconforming setbacks. Therefore, if the setback encroachments were the only nonconforming element of the existing structure, the proposed project would not require approval of a modification permit and would be allowed by right.
3. Given the design of the existing structure, bringing the garage into conformance is infeasible without significantly expanding the scope of the project.
4. The Zoning Code specifies minimum interior dimensions for parking space, which vary by lot width. Although, the existing garage is nonconforming in regards to the minimum width dimension required for lots greater than 40 feet wide, it is consistent with the width requirements for garages on lots less than 40 feet wide and still provides two useable garage spaces. Thereby, the existing nonconforming garage meets the intent of the Zoning Code by providing adequate parking but is deficient as to meeting the minimum width requirement. Approval of the Modification Permit to allow the 50-percent addition is reasonable given the use of the structure.

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.*

Facts in Support of Finding:

1. The existing two-car garage at the subject property was in compliance with the Zoning Code at the time of original construction. However, as a result of amendments to the Zoning Code and a lot line adjustment, the garage is now substandard in size in regards to width, but does not preclude the use of two parking spaces.

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.*

Facts in Support of Finding:

1. The alternatives would require that the applicant bring the garage into conformance by expanding the scope of the project or requesting a Variance for a setback encroachment.

2. Approval of the Modification Permit allows the applicant to the continued use of a two-car garage even though the width of the garage does not meet Zoning Code requirements for lots greater than 40 feet wide.

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. Though the width of the two-car garage will be less the minimum required by the Zoning Code it will not be so deficient to preclude the use of two parking spaces.
2. The project will not increase the nonconforming status once complete and will comply with all other provisions of the R-1 Zoning District.
3. The existing nonconforming garage has not proven to be detrimental to the surrounding neighborhood.
4. The proposed gross square footage of the structure is less than the maximum square footage allowed by the Zoning Code and is consistent with the surrounding neighborhood as well as similar land uses throughout the City.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves PA2012-006 for MD2012-002, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 14th DAY OF MARCH, 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 plans and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. 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.

Building Division Conditions

3. The project is subject to liquefaction and a geotechnical study with foundation recommendations is required prior to the submittal of building permits.

Public Works Conditions

4. All improvements shall be constructed as required by Ordinance and the Public Works Department.
5. Per City Council Policy L-18, Section B, "Non-permeable parkway surfacing within the area between the street curb and sidewalk for decorative (non-pedestrian purposes), installed at grade, not to exceed 25% of the parkway area (back of curb and sidewalk)..." Therefore, 75% of the existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed and replaced with ground covering or lawn. Any portion of the brick pavers to remain shall be reconstructed, if damaged, and will require the property owner to enter into an encroachment agreement.
6. The following items will require an Encroachment Agreement if they are to remain:
 - a.) Existing white picket fence along the entire Miramar Drive frontage, as it encroaches one foot into the Miramar Drive public right-of-way. Maximum height of encroachment shall be 36 inches. Any encroachments exceeding 36 inches in height shall be removed (ie. the existing trellis).
 - b.) Brick pavers which encroach past the property line and into the alley.

Reconstruct the existing broken and/or otherwise damaged sidewalk, concrete curb and gutter along the Miramar Drive frontage.

7. Reconstruct the existing broken and/or otherwise damaged alley pavement.
8. All above ground improvements shall stay clear of the alley setback.
9. An encroachment permit is required for all work activities within the public right-of-way.
10. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.
11. All on-site drainage shall comply with the latest City Water Quality requirements.
12. The two existing street trees along the Miramar Drive frontage shall be protected in place. Unauthorized tree removal(s) will trigger substantial penalties for all of the parties involved.
13. 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 Brown Addition including, but not limited to, the PA2012-006 for MD2012-002. 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. ZA2012-013

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING CONDOMINIUM CONVERSION NUMBER CC2012-001 AND TENTATIVE PARCEL MAP NUMBER NP2012-002 FOR A TWO-UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 212 MARGUERITE AVENUE (PA2012-008)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Craig Burns on behalf of 212 CDM, LLC, with respect to property located at 212 Marguerite Avenue, and legally described as Lot 10, Block 139, A Resubdivision of Corona del Mar, as per Map Recorded in Book 4, Page 67 of Miscellaneous Maps, in the Office of the County Recorder of said County.
2. The applicant requests a condominium conversion in conjunction with a tentative parcel map to convert an existing duplex that was constructed to condominium standards in 2008 to a two-unit condominium project.
3. The subject property is located within the R-2 (Two-Unit Residential) Zoning District and the General Plan Land Use Element category is RT (Two-Unit Residential).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RT-D (Two-Unit Residential).
5. A public hearing was held on March 14, 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 Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). The Class 1 exemption includes the division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;
2. The proposed project involves the conversion of an existing duplex into a two-unit condominium development.

SECTION 3. REQUIRED FINDINGS.

Condominium Conversion

In accordance with Section 19.64.070 (Standards for Condominium Conversions) of the Newport Beach Municipal Code, the following finding is set forth:

Finding

- A. The minimum number, and the design and location of off-street parking spaces shall be provided in conformance with the provisions of the Zoning Ordinance in effect at the time of approval of the conversion.

Facts in Support of Finding

1. The existing duplex consists of 3,881 square feet including a two-car garage with an interior demising wall and four covered spaces.
2. The six spaces provided exceed the number of spaces required (2 per unit) by the Chapter 20.40 (Off-Street Parking) of the Zoning Ordinance.

Finding

- B. Each dwelling unit within a building shall have a separate sewer connection to the City sewer.

Facts in Support of Finding

1. The existing duplex was constructed with two separate sewer connections to the City sewer.

Finding

- C. Each sewer lateral shall be retrofitted/fitted with a cleanout at the property line.

Facts in Support of Finding

1. The existing duplex was constructed with two separate sewer cleanouts located at the property line.

Finding

- D. Each unit shall maintain a separate water meter and water meter connection.

Facts in Support of Finding

1. The existing duplex was constructed with two separate water meters and water meter connections.

Finding

- E. The electrical service connection shall comply with the requirements of Chapter 15.32 (Underground Utilities) of the Newport Beach Municipal Code.

Facts in Support of Finding

- 1. The existing duplex was constructed with an electrical service connection that complies with the requirements of Chapter 15.32.

Finding

- F. The applicant for a condominium conversion shall request a special inspection from the Building Division for the purpose of identifying any building safety violations. The applicant shall correct all identified safety violations prior to approval of a final map for the condominium conversion.

Facts in Support of Finding

- 1. A special inspection was completed by the Building Division on March 5, 2012 and no violations were identified.

Finding

- G. Permanent lot stakes and tags shall be installed at all lot corners by a licensed surveyor or civil engineer unless otherwise required by the City Engineer.

Facts in Support of Finding

- 1. As conditioned, the project will comply with this requirement prior to recordation of the final parcel map.

Finding

- H. For residential conversions, the project shall be consistent with the adopted goals and policies of the General Plan, particularly with regard to the balance and dispersion of housing types within the City.

Facts in Support of Finding

- 1. The project is consistent with the adopted goals and policies of the Land Use Element and other Elements of the General Plan and the Local Coastal Program Land Use Plan. The project site is designated as RT (Two-Unit Residential) by the Land Use Element of the General Plan and as RT-E (Two-Unit Residential) by the Coastal Land Use Plan (CLUP). The proposed project is consistent with the RT land use category, which is intended to provide for a range of two-family dwelling units such as duplexes and townhomes.

2. An existing two-unit dwelling rental will be converted into a two-unit condominium project. The residential density on the site will remain the same.

Finding

1. The establishment, maintenance or operation of the use or building applied for shall not, under the circumstances of the 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.

Facts in Support of Finding

1. The application of the project conditions will ensure the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood and the City.
2. The proposed project is to convert an existing duplex into two condominiums on property located within the R-2 zoning district.
3. Public improvements will be required of the applicants per the Municipal Code and the Subdivision Map Act.

Tentative Parcel Map

The Zoning Administrator determined, in this case that the proposed parcel map is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code and is approved based on the following findings per Section 19.12.070 of Title 19 (Subdivision Code):

Finding

- A. *That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding

1. The proposed Parcel Map is for two-unit condominium purposes. An existing duplex was constructed in 2008. The residential density on the site (2 units) will remain the same. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the "Two Unit Residential" General Plan Land Use Designation .

Finding

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

Facts in Support of Finding

1. The lot is regular in shape, has a slope of less than 20 percent, and is suitable for development.

Finding

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

Facts in Support of Finding

1. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities) Act because this class includes the division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings.

Finding

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

Facts in Support of Finding

1. The proposed Parcel Map is for residential condominium purposes. All construction for the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 of the Municipal Code and Section 66411 of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

Finding

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

City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.

Facts in Support of Finding

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

Finding

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

Facts in Support of Finding

1. The property is not subject to the Williamson Act since the subject property is not considered an agricultural preserve and is less than 100 acres.
2. This site developed for residential use in a residentially zoned area.

Finding

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

Facts in Support of Finding

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

Finding

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

Facts in Support of Finding

1. The proposed Parcel Map and improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling

efficiency standards depending on location and climate. The Newport Beach Building Department enforces Title 24 compliance through the plan check and inspection process. The existing duplex was constructed in compliance with Title 24.

Finding

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

Facts in Support of Finding

1. The proposed Parcel Map is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need. The residential density on the site will remain the same, which allows two units in the R-2 Zoning District. Therefore, the parcel map for condominium purposes will not affect the City in meeting its regional housing need.

Finding

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

Facts in Support of Finding

1. Wastewater discharge into the existing sewer system will remain the same and does not violate Regional Water Quality Control Board (RWQCB) requirements.

Finding

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

Facts in Support of Finding

1. The subject property is located within the Coastal Zone. The property is consistent with the certified Coastal Land Use Plan (CLUP). The property with the proposed parcel map will remain consistent with the RT-D Two Unit Residential - (20.0 - 29.9 DU/AC) CLUP land use designation.
2. The subject property is not adjacent to coastal access points therefore, the coastal access and recreation policies do not apply.

Finding

- L. *That public improvements will be required of the Applicant per the Municipal Code and the Subdivision Map Act.*

Facts in Support of Finding

1. The project has been conditioned to include the required improvements.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Condominium Conversion No. CC2012-001 and Tentative Parcel Map No. NP2012-002, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Department in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 14TH DAY OF MARCH, 2012.

By: _____

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD88). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
2. Prior to recordation of the Parcel Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set **on each lot corner**, unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. All above ground improvements shall stay at a minimum 5-foot clear of the alley setback.
4. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.
5. All improvements shall comply with the City's sight distance requirement (City Standard STD-110-L).
6. All on-site drainage shall comply with the latest City Water Quality requirements.
7. An approved encroachment permit is required for all work activities within the public right-of-way.
8. A Public Works Department encroachment permit inspection is required before the Building Division permit final can be issued. At the time of Public Works Department inspection, if any of the existing public improvements surrounding the site are damaged, new concrete sidewalk, curb and gutter, and alley/street pavement will be required and 100% paid by the owner. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.
9. The two existing trees along Marguerite Avenue shall be protected in place.
10. Each unit shall be served by its individual water meter and sewer lateral and cleanout located within the public right-of-way. Each water meter and sewer cleanout shall be

installed with a traffic-grade box/frame and cover. Water meter and the sewer cleanout shall be located within the Public right-of-way.

11. Two-car parking, including one enclosed garage space, shall be provided on site for each dwelling unit per requirements of the Zoning Code.
12. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background, and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than four inches in height with a one-inch wide stroke. The Planning Division Plan Check designee shall verify the installation of the approved street number or addresses during the plan check process for the new or remodeled structure.
13. 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 212 CDM, LLC Condo Conversion including, but not limited to, the PA2012-008. 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.
14. This Parcel Map shall expire if the map has not been recorded within three years of the date of approval, unless an extension is granted by the Planning Director in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.

RESOLUTION NO. ZA2012-014

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COMPREHENSIVE SIGN PROGRAM NO. CS2011-010 AND MODIFICATION PERMIT NO. MD2011-001 FOR THE LIDO MARINA VILLAGE (PA2011-219)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Dave Kerby, Truemark, Inc. dba JB3D, with respect to properties located at 3400-3505 Via Oporto, 3636-3700 Newport Boulevard, and 3418 – 3444 Via Lido, requesting approval of a Comprehensive Sign Program and Modification Permit.
2. The applicant requests a Comprehensive Sign Program for the Lido Marina Village, which is currently occupied by an eclectic mix of building types. Land uses include commercial office buildings, retail storefronts, a parking structure, and pedestrian-oriented businesses on the northern portion of Via Oporto and fronting onto the harbor. The sign program consists of signs for the individual tenants, site-identifications signs, parking signs, multi- tenant listing signs, and temporary and exempt signs.
3. The applicant also requests a Modification Permit to allow the combination of wall signs on the parking structure, the site-identification signs, and the two multi-tenant listing wall signs to exceed sign area standards. Also included with the Modification Permit is a request is to allow additional banners to advertise ongoing or recurring special events.
4. The subject property is located within the MU-W2 (Mixed-Use Water Related) Zoning District and the General Plan Land Use Element category is MU-W2 (Mixed-Use Water Related).
5. The subject property is located within the Coastal Zone.
6. A public hearing was held on March 14, 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 15311 (Class 11 – Accessory Structures).

2. Class 11 exempts construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs.

SECTION 3. REQUIRED FINDINGS.

Modification Permit

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

Finding

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

Facts in Support of Finding

1. The subject property is located within the MU-W2 (Mixed-Use Water Related) Zoning District and the General Plan Land Use Element category is MU-W2 (Mixed-Use Water Related). This district is intended to provide marine-related uses intermixed with general commercial and visitor serving commercial with residential on the upper floors. The existing commercial development and existing and proposed signage is consistent with this land use designation. The proposed signage is accessory to the primary use.
2. The property, historically known as the "Lido Marina Village", is a multi-tenant development that is a use consistent with the Zoning and General Plan Land Use Designation in that it is an eclectic mix of general commercial, visitor-serving commercial, and marine-related uses. The signage proposed with the comprehensive sign program and modification permit will add to the character and charm of the development while improving the visibility and way finding of the site.
3. The applicant requested the Modification Permit to allow greater flexibility for the sign area of the combination of wall signs on the parking structure, the site-identification signs, and the two multi-tenant listing wall signs. Though the total sign area of these signs exceeds the maximum sign area permissible for any one elevation, the signs are in scale with the buildings/elevations on which they are located and allow for adequate identification of the project site and individual tenants within the regional commercial-visitor serving center.
4. The applicant also requested the Modification Permit to allow additional banners to advertise ongoing or recurring special events. Though these banners may exceed the number of occurrences and days a banner can be displayed. They will neither exceed the maximum sign area allowed nor appear excessive in time, place, or manner. More specifically, they will be installed and located in a manner consistent with the requirements of the Zoning Code and other banners located throughout the City.

5. The signage is consistent with the Lido Marina Village Design Guidelines in that the signs are appropriately scaled to the buildings and are integrated with the design and scale of the existing architecture.
6. The neighborhood includes properties with wall signs (both tenant and site-identification signs) and additional tenant signs that provide visibility from the public right-of-way.
7. The illumination of signage is conditioned to prevent excessive glare spillage onto or visible from the adjacent right-of-way and any nearby properties

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.

Facts in Support of Finding

1. Lido Marina Village is a visible gateway to the Balboa Peninsula. The area is currently occupied by an eclectic mix of building types. Land uses include commercial office buildings, retail shorefronts, a parking structure, and pedestrian-oriented businesses on the northern portion of Via Oporto and fronting onto the harbor. The additional sign area and banners are necessary to enhance the overall development of the site and provide adequate visibility and identification of the site and the mix of individual tenants and events established within the area from on-site and off-site vantage points.
2. The proposed sign types and sign area are necessary due to the size and configuration of the property and the numbers of tenants within the development.

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.

Facts in Support of Finding

1. Lido Marina Village is developed with several buildings and has frontages along Newport Boulevard, Via Lido, and the Newport Harbor with Via Oporto running through the center. Adequate signage is necessary to provide visibility of the site and uses within for both vehicular and pedestrian traffic traveling to and from and within the area.
2. The modification permit will allow signage that is in scale with the buildings and that provides adequate visibility from each of the frontages and the right-of-ways.

3. Strict application of the Zoning Code limits the sign area of the combined signs on the parking structure, the site-identification signs, and the multi-tenant listing signs. The Zoning Code also limits the number of times and days a banner can be displayed. The size of the site and the layout of the development require additional signage to ensure efficient way finding and to promote and advertise special or recurring events held within the area.

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.

Facts in Support of Finding

1. The granting of a modification permit allows the additional signage and sign area necessary to ensure adequate visibility and identification of the site, individual tenants, and special events. No similar provision could be granted within the parameters of Section 20.42.120 (Comprehensive Sign Program) of the Zoning Code.
2. No foreseeable detriment will result from the approval of the modification permit as conditioned.

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.

Facts in Support of Finding

1. Existing signage within the Lido Marina Village has not proven to be detrimental to public health, safety, or welfare to the occupants of the property, nearby properties, the neighborhood, or the City. The proposed signage is expected to enhance the overall development of the site and improve the pedestrian experience along the waterfront; thereby attracting new tenants to revitalizes the area.
2. The signage is for commercial uses in a mixed-use district.

Comprehensive Sign Program

Pursuant to Section 20.42.120 of the Zoning Code, approval of a Comprehensive Sign Program is required whenever a structure has more than three hundred (300) linear feet of frontage on a public street. In accordance with Section 20.67.120.E, a Comprehensive Sign

Program shall comply with a number of standards. The following standards and facts in support of such standards are set forth:

Standard:

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

Facts in Support of Standard:

1. In compliance with the purpose and intent of the Sign Code, the proposed Sign Program provides the site and the uses within adequate identification without excessive proliferation of signage. Furthermore, it preserves community appearance by regulating the type, number, size, and design of signage.

Standard:

B. *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.*

Facts in Support of Standard:

1. The site is for use of multiple tenants and the signage has been designed integral with the design and character of the buildings.
2. The proposed signage will enhance the overall development of the site. It will provide adequate identification of the site, the individual tenants, and special events located within the area. It will also improve the pedestrian experience along the waterfront; thereby attracting new tenants to revitalize the area.
3. The signage is consistent with the Lido Marina Village Design Guidelines in that the signs are appropriately scaled to the buildings and are integrated with the design and scale of the existing architecture.

Standard:

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

Facts in Support of Standard:

1. The Sign Program submitted for the project addresses all project signage. Temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions of Chapter 20.42.

Standard:

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

Facts in Support of Standard:

1. The project site is for the use of multiple commercial tenants and has been designed to be effective for such a use.
2. It is not anticipated that future revisions will be necessary to accommodate constant changes in tenants or uses. However, flexibility has been incorporated into the Sign Program Matrix to allow minor deviations from the proposed signs.
3. Consistent with Chapter 20.42, the Community Development Director [or his/her designee] may approve minor revisions to the Sign Program if the intent of the original approval is not affected.

Standard:

E. The program shall comply with the standards of this Chapter, 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.

Facts in Support of Standard:

1. The Sign Program requests deviation in area, number, and location of signs. The sign program also allows for the use of additional banners to advertise and promote ongoing or recurring special events.
2. The sign code allows one wall sign up to 1.5 times the linear frontage or 75 square feet maximum in sign area on the primary frontage and 50% of the primary for any secondary frontages. However, due to the configuration of the site and the mix of buildings and uses, one wall sign of this size does not provide adequate signage on the parking structure and for the use of multi-tenant listing signs and site-identification signs to identify the site and individual tenants within the Lido Marina Village area.
3. The use of site-identification signs near the walkways and entrances will enhance the overall development of the site as they will attract the public to the area and provide sufficient way finding. These signs are designed to be complimentary to the buildings and the uses to which they relate and are harmonious with their surroundings.
4. The use of additional banners will assist in promoting and advertising special or recurring events held within the area. They will provide for adequate identification and will appear appropriate as to time, place, and manner under which signs may be displayed.

Standard:

F. The Approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter.

Facts in Support of Standard:

1. The program does not authorize the use of new prohibited signs.

Standard:

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

Facts in Support of Standard:

1. The program contains no regulations affecting sign message or content.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Comprehensive Sign Program No. CS2011-010 and Modification Permit No. MD2012-001, subject to the conditions set forth in Exhibit A and the parameters denoted in Exhibit B, which are attached hereto and incorporated by reference.
2. Comprehensive Sign Program and 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 14th DAY OF MARCH, 2012.

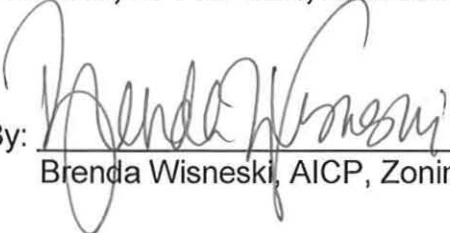
By: 
Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, details, and elevations, except if noted in the following conditions.
2. Locations of the signs are limited to the designated areas and shall comply with the limitations specified in the Sign Program Matrix included in Exhibit "B".
3. All signs must be maintained in accordance with Section 20.42.170 (Maintenance Requirements) of the Newport Beach Municipal Code.
4. 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 Planning 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 Staff Approval and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
5. A building permit shall be obtained prior to commencement of the construction and/or installation of the signs.
6. A copy of the conditions of approval shall be incorporated into the Building Department and field sets of plans prior to issuance of the building permits.
7. 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 Lido Marina Village including, but not limited to Comprehensive Sign Program No. CS2011-010 and Modification Permit No. MD2012-001 (PA2011-219) 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.

EXHIBIT “B”

SIGN PROGRAM MATRIX

Type of Sign	Sign Requirements
<p>Site-identification Signs* (Sign Type 4, 4A, and 6 on approved plans)</p>	<p>Site-identification Sign “A” <i>Maximum Number:</i> Two (locations as depicted on site plan) <i>Maximum Sign Area:</i> 50 SF</p> <p>Site-identification Sign “B” <i>Maximum Number:</i> Three (locations as depicted on site plan) <i>Maximum Sign Area:</i> 18 SF</p> <p>Site-identification Sign “C” <i>Maximum Number:</i> Two (location as depicted on site plan – parking structure) <i>Maximum Sign Area:</i> 75 SF</p>
<p>Multi Tenant Wall Sign* (Sign type 2A on approved plans)</p>	<p><i>Maximum Number:</i> Two (location as depicted on site plan) <i>Maximum Sign Area:</i> 75 SF</p>
<p>Public Parking Wall Signs* (Sign type 6A, 7, and 8 on approved plans)</p>	<p>Public Parking Sign <i>Maximum Number:</i> Two (location as depicted on site plan – parking structure) <i>Maximum Sign Area:</i> 75 SF</p> <p>Public Parking Entrance Sign <i>Maximum Number:</i> Two (location as depicted on site plan – parking structure) <i>Maximum Sign Area:</i> 16 SF</p> <p>Public Parking Directional Sign <i>Maximum Number:</i> Two (location as depicted on site plan – parking structure) <i>Maximum Sign Area:</i> 48 SF</p>
<p>Signs for Individual Tenants (Sign type 10 on approved plans)</p>	<p>Signs for the individual tenants shall be regulated by the Zoning Code</p>
<p>Temporary Signs* (Sign type 16 on approved plans)</p>	<p>Temporary Signs shall be regulated by the provisions of Chapter 20.42.090, except for banners on the north and west elevation of the 3700 Newport Boulevard building and on the west elevation of the 3444 Via Lido building. A banner for an ongoing or recurring event on said elevations is allowed to exceed the maximum number of days and occurrences a banner can be displayed. However, only one banner shall be allowed per elevation at any one time and shall conform to all other requirements of the Zoning Code, except:</p> <ul style="list-style-type: none"> • Banner for a weekly or monthly recurring event (i.e. Farmer’s Market): Allowed only to be displayed two days prior to the event and during the days of the event. • Banner for yearly events (i.e. Boat Show): Allowed only to be displayed up to two weeks prior to the event and during the event.
<p>Exempt Signs</p>	<p>Exempt signs shall be regulated by the provisions of Chapter 20.42.100 B.</p>

NOTE: All proposed signs shall also be in conformance with the approved plans, Comprehensive Sign Program No. CS20011-007 and Modification Permit No. MD2012-001, approved March 14, 2012, and provisions of Chapter 20.42 of the Newport Beach Municipal Code, unless otherwise indicated. *Signs denoted with an asterisk required approval of the Modification Permit in addition to the Comprehensive Sign Program.



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 No.	Staff Approval No. SA2011-015 (PA2011-120)
Applicant	Newport Car Wash
Site Address	3767 Birch Street Newport Car Wash Staff Approval
Legal Description	Lot 55 and Swly ½ of Lot 54, Tract 3201, Parcel 1 of Resubdivision No. 983, PM 282_14-15,

On **March 14, 2012**, the Community Development Director approved the following: A staff approval to allow a 5,000-square-foot reduction in the overall square footage of an existing automobile washing and repair facility. The property is located in the OA (Office Airport) District.

I. Project Description

A staff approval to allow a 5,000-square-foot reduction in the overall square footage of an existing automobile washing and repair facility from 21,000 square feet to 16,000 square feet in area.

Use Permit No. UP3457 was originally approved in 1992 for the establishment of a car wash and vehicle repair facility. The Use Permit requires five parking spaces per service bay and allows nine tandem parking spaces. The car wash is currently developed with an accessory office area and a 1,084-square-foot covered patio for patrons.

The proposed project includes a restriped parking lot to accommodate a new health/fitness facility in a portion of the existing building. Minor Use Permit No. UP2011-021 (PA2011-119) is being processed concurrently to allow for the establishment of the health/fitness facility.

The number of service bays on-site will be reduced from 15 to five. Thus, a total of 25 parking spaces are now required for the car wash and vehicle repair facility. A total of 50 outdoor parking spaces will be provided on-site, including five tandem parking spaces for the car wash and vehicle repair facility.

II. Background

The original 16,000-square-foot building on-site was constructed in 1964 as a cabinet shop per Use Permit No. UP978. In 1980, a 4,880-square-foot addition to the building was constructed. The use remained a cabinet shop until 1992.

On October 8, 1992, Use Permit No. UP3457 was approved along with Traffic Study No. 83 and Resubdivision No. 983 to allow the establishment of an automobile repair facility with a hand car wash and detailing service. The approval also included a modification to the Zoning Code to permit the use of tandem parking spaces for a portion of the proposed off-street parking.

On May 6, 1997, Modification Permit No. MD4556 was approved to allow a covered patio area to project four feet into the required 15-foot front yard setback.

The addition that was added in 1980 is the portion of the building that will be converted from the car wash and vehicle repair facility into the proposed health/fitness facility.

III. Proposed Changes

The subject Staff Approval has been reviewed and the determination has been made that the proposed changes to the existing car wash and vehicle service facility are in substantial conformance with the original approval action by the Planning Commission. The proposed changes are in compliance with the existing entitlement for this commercial building.

The proposed changes are as follows:

- A 5,000 square-foot reduction in gross floor area of the car wash and vehicle repair facility.
- Conversion of the 5,000-square-foot portion of the building into a health and fitness facility subject to the approval of Minor Use Permit No. UP2011-021 (PA2011-119).
- Restriping of the existing surface parking lot to provide a total of 50 parking spaces including five tandem spaces and two handicap accessible spaces. Five parking spaces per service bay are provided on-site.

IV. Conditions

1. Staff Approval No. SA2011-015 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 of the Newport Beach Municipal Code, or an extension is otherwise granted.

2. The Community Development Director may add to or modify conditions of approval to this Staff Approval or revoke this Staff Approval upon a determination that the operation, which is the subject of this Staff Approval, causes injury, or is detrimental to the health, safety, peace, comfort, or general welfare of the community.
3. The project shall be in substantial conformance with the approved plot plan, floor plan and elevations.
4. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use will be cause for revocation of this Permit.
5. That all automobile repairs shall be conducted within the building and no outdoor display of vehicles for sale shall be permitted [UP3457].
6. That no outdoor sound system shall be utilized on-site [UP3457].
7. That all employees shall park on-site at all times [UP3457].
8. That the outdoor storage of tires and other auto related parts or merchandise shall be prohibited on-site [UP3457].
9. That the approval of this application shall permit complete engine rebuilding (including electrical and transmission repair), as well as tune-ups, lubrication, smog testing and brake service and installation. No painting, body work or other operations of a similar nature shall be permitted on-site unless an amendment to this use permit is approved by the Planning Commission [UP3457].
10. That all mechanical equipment and trash areas shall be screened from Birch Street and adjoining properties [UP3457].
11. All trash shall be stored within the building or within dumpsters stored in a trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes. The trash dumpsters shall have a top, which shall remain closed at all times, except when being loaded or while being collected by the refuse collection agency [Condition also identified in Minor Use Permit No. UP2011-021 (PA2011-119)].
12. Refuse storage facilities on the subject property shall be upgraded to meet the requirements specified by Title 20 by providing self-locking gates. The size, design and location of trash enclosures shall be subject to the review and approval of the Public Works Department and Planning Division prior to issuance of a building permit for new construction. The enclosure shall be located on a

four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the buildings. The enclosures shall incorporate a cover of decorative beams or other roofing material to provide security and visual screening from above [Condition also identified in Minor Use Permit No. UP2011-021 (PA2011-119)].

13. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
14. That the entire site shall be maintained in a clean and orderly manner [UP3457].
15. 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 relating (directly or indirectly) to City's approval of the **Newport Car Wash Staff Approval** including, but not limited to, **Staff Approval No. SA2011-015 (PA2011-120)**. 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.

Building

16. A total of two disabled parking spaces, including one van accessible parking space shall be provided for both uses on-site [Condition also identified in Minor Use Permit No. UP2011-021 (PA2011-119)].
17. Truncated domes shall be provided at the vehicular cross path.
18. The project and all tenant improvements must comply with the most recent, City-adopted version of the California Building Code.

19. That grease interceptors shall be provided in all drains within the building where petroleum residues may enter the sewer system, unless otherwise permitted by the Building Division [UP3457].
20. That the car wash area shall be protected so as to prevent drainage from the parking lot from entering the sewer system. The drain shall be connected to the sewer system and have a grease trap. The design and installation of the above facilities shall be approved by the Utilities Department [UP3457].

Fire Department

21. Fire extinguishers shall be located within 75 feet of travel distances from all portions of the building. C.F.C. Sec. 906.1.

Public Works

22. The drive aisle shall be clear at all times to accommodate vehicle circulation, since the adjacent proposed health and fitness facility will need to be accessible from 5:30 a.m. to 8:30 p.m., Monday through Saturday. This includes idle vehicles for purposes of drying, washing, or detailing, which are not permitted in the drive aisle.
23. The car wash vehicle queue shall not impact the adjacent Birch Street right-of-way.
24. The van accessible parking space shall provide an 8-foot wide accessible aisle.
25. That the required number of handicapped parking spaces shall be designated within the on-site parking area and shall be used solely for handicapped self-parking. One handicapped sign on a post and one handicapped sign on the pavement shall be required for each handicapped space [UP3457].
26. The parking layout shall comply with City Standard STD-805-L-A and STD-805-L-B.
27. The stalls assigned for the car wash and vehicle repair facility shall be marked on-site.
28. That all parking spaces shall be striped with approved traffic markers or painted white lines not less than 4 inches wide [UP3457].

Utilities

29. The existing single check valve on the fire service shall be upgraded to a double check detector assembly unless otherwise approved by the Public Works Department.

30. All new and existing domestic water service shall be protected by a reduced pressure device per City Standard SDT-520-L-A unless otherwise approved by the Public Works Department.
31. All new and existing sewer laterals shall have a cleanout installed per City Standard STD-406-L.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 1, of the California Environmental Quality Act (CEQA) Guidelines – "Existing Facilities"). The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The proposed business is existing and the proposed project involves only minor interior alterations to reduce the overall floor area of the establishment.

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 within 14 days of the action date. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Kimberly Brandt, Community Development Director

By: _____

Makana Nova, Assistant Planner

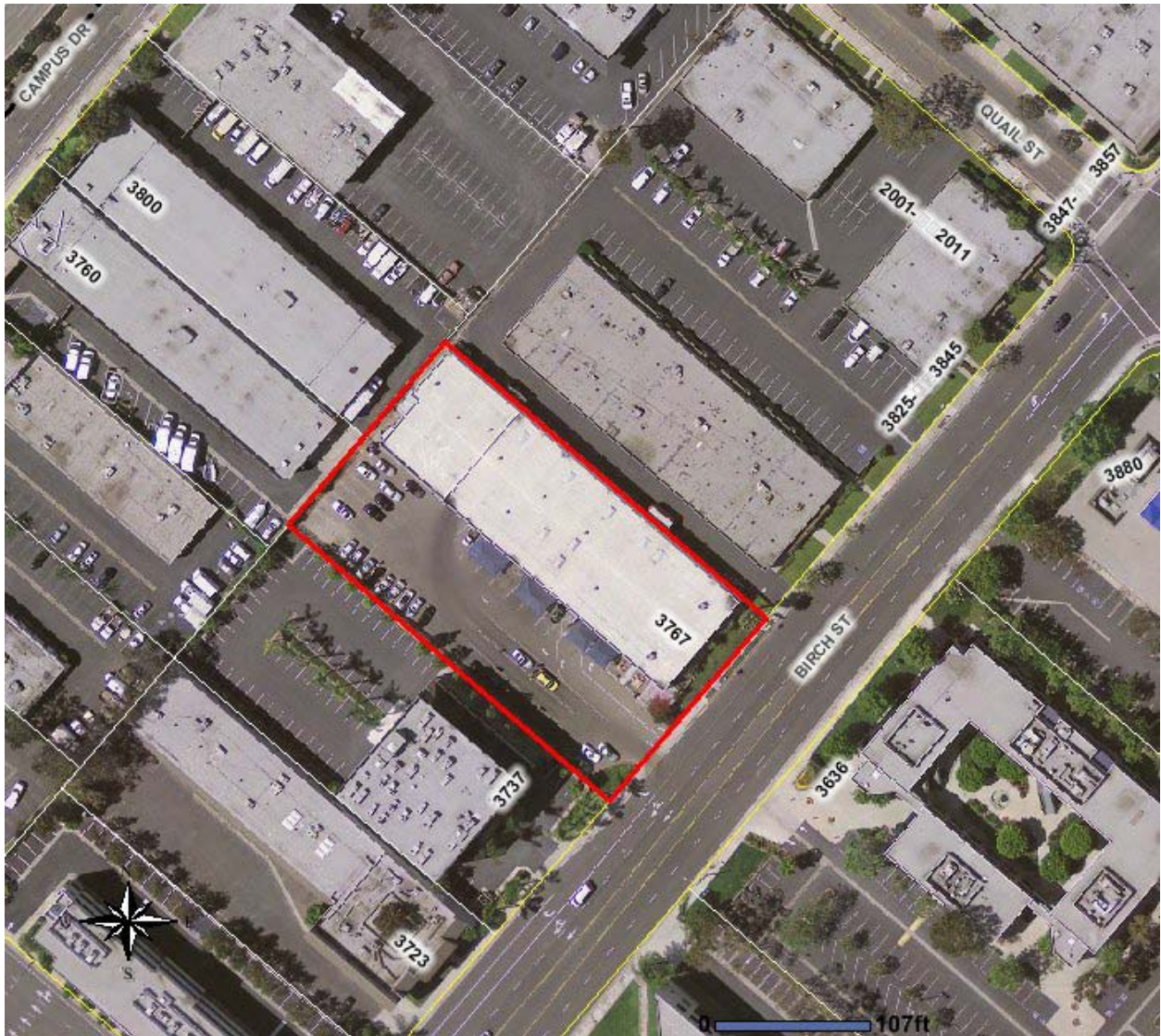
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- Attachments:
- CD 1 Vicinity Map
 - CD 2 UP3457 Planning Commission Staff Report
 - CD 3 UP3457 Planning Commission Minutes
 - CD 4 UP3457 Approved Plans
 - CD 5 Site Photos
 - CD 6 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Minor Use Permit No. UP2011-021
PA2011-119

3767 Birch Street

Attachment No. CD 2

Site Photos



3767 Birch Street-Newport Car Wash



3767 Birch Street-Newport Car Wash



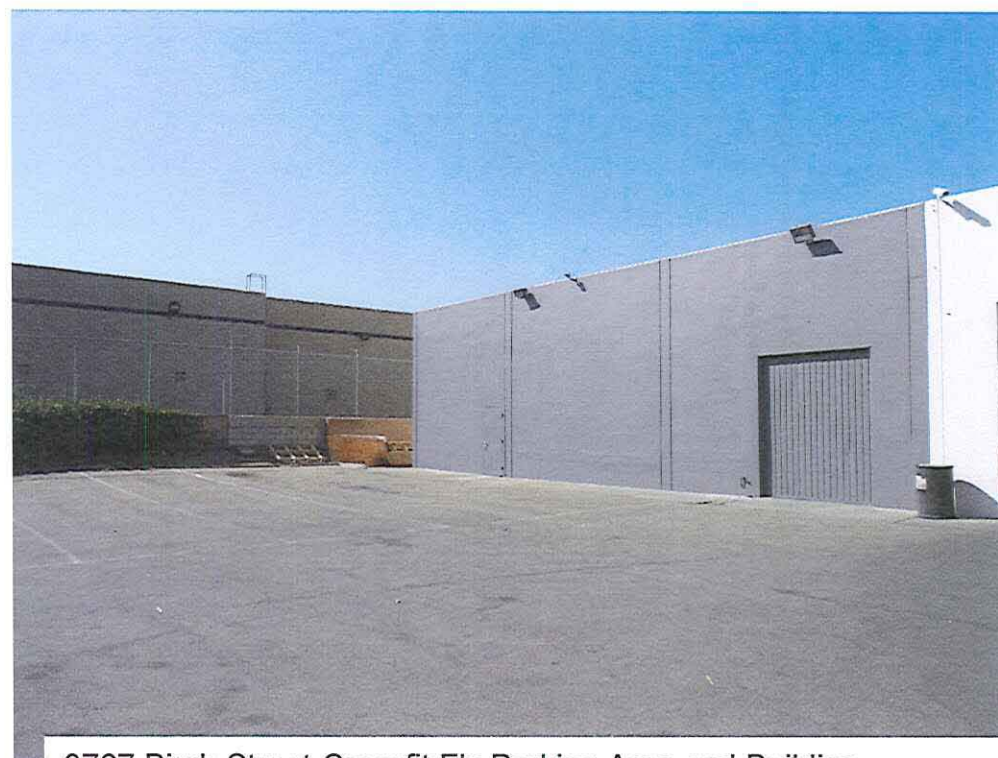
3767 Birch Street-Newport Car Wash



3767 Birch Street-Newport Car Wash



3767 Birch Street-Newport Car Wash



3767 Birch Street-Crossfit Fly Parking Area and Building



3767 Birch Street-Crossfit Fly Parking Area



3767 Birch Street-Crossfit Fly Parking Area

Attachment No. CD 3

UP3457 Planning Commission
Staff Report

CITY OF NEWPORT BEACH

TO: Planning Commission

FROM: Planning Department

SUBJECT: A. Traffic Study No. 83 (Public Hearing)

Request to approve a traffic study so as to permit the conversion of an existing 21,000± square foot manufacturing building to an automobile repair facility with a hand car wash service.

AND

B. Use Permit No. 3457 (Public Hearing)

Request to permit the establishment of an automobile repair facility with a hand car wash and detailing service, on property located in the M-1-A District. Said proposal also includes a modification to the Zoning Code so as to permit the use of tandem parking spaces for a portion of the proposed off-street parking spaces.

AND

C. Resubdivision No. 983 (Public Hearing)

Request to resubdivide one lot and a portion of a second lot into a single parcel of land for an automotive repair facility in the M-1-A District.

LOCATION: A portion of Lot 54 and Lot 55, Tract No. 3201, located at 3767 Birch Street, on the northwesterly side of Birch Street, between Bristol Street North and Quail Street, across from the Newport Place Planned Community.

ZONE: M-1-A

APPLICANT: Superformance Costa Mesa Inc., Costa Mesa

OWNER: M. J. Hogan Cabinet Company, Salt Lake City, Utah

ENGINEER: Norris-Repke, Inc., Tustin

TO:

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Application

The applicant requests to permit the establishment of an automobile repair facility with a hand car wash and detailing service, on property located in the M-1-A District. Said proposal also includes a modification to the Zoning Code so as to permit the use of tandem parking spaces for a portion of the proposed off-street parking spaces. In accordance with Section 20.42.025 of the Newport Beach Municipal Code, automobile service stations and other uses which in the opinion of the Planning Commission are similar in character are permitted in the M-1-A District, subject to the securing of a use permit in each case. Use permit procedures are outlined in Chapter 20.80 of the Municipal Code. Traffic study procedures are set forth in Chapter 15.40 of the Municipal Code, and modification procedures are set forth in Chapter 20.81.

Environmental Significance

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 1 (Existing Facilities).

Conformance with the General Plan

The Land Use Element of the General Plan designates the site for "Administrative, Professional and Financial Commercial" use. The proposed use is allowed under support retail and service use. The Land Use Element has also established area specific land use policies throughout the City. These "area" policies set a site-by-site floor area ratio (F.A.R.) development limit of 0.5/.75 (Base Development Allocation is 23,925 square feet = 0.5 times the site area). Given that the application is for a renovation of an existing building with no additional square footage, the proposal is consistent with the requirements of the Land Use Element of the General Plan policies and guidelines.

It should also be noted that the proposal involves the conversion of a manufacturing facility, a maximum FAR use to an automobile repair facility, a base FAR use which increases the weighted floor area ratio by 4,405 sq.ft. (21,222 sq.ft. - 16,817 sq.ft. = 4,405 sq.ft.) based on the particular uses. The resultant weighted development floor area is 21,222 sq.ft. which does not exceed the base development allocation of 23,925 sq.ft..

Subject Property and Surrounding Land Uses

The subject property is 165 feet wide and 290 feet deep with land area of 47,850 square feet. The subject property is currently developed with a light industrial building (21,222 sq.ft.), an outdoor covered storage area (1,200± sq.ft., which will be demolished) and related on-site parking area. To the northeast, northwest, and southwest are existing office buildings and a self storage facility with related parking areas; and to the southeast, across Birch Street, is Regency Corporate Place, a mixture of commercial office uses and support retail.

Analysis

The applicant is requesting to allow the establishment of a retail auto repair operation and a hand car wash facility. The subject property contains approximately 21,222± square feet of gross building floor area and an existing 1,200± sq.ft. outdoor covered storage area which will be removed. The facility will consist of 14 service bays for auto repair and another service bay for automobile detailing. There will also be a designated area for the washing of vehicles. The proposed hours of operation will be between 7:30 a.m. and 6:00 p.m. Monday through Friday for the auto repair portion of the facility; and the hours of operation of the car wash portion of the facility will be between 8:00 a.m. and 5:00 p.m. daily. The maximum number of employees will be eleven (11) for the auto repair facility and six (6) for the car wash portion of the facility.

Off-Street Parking Requirement for Proposed Business

The Zoning Code does not include a specific parking requirement for establishments specializing in automobile repair; however, the parking requirement for automobile service stations is five parking spaces for each service bay. Inasmuch as the proposed operation involves office, storage, automobile repair and washing/detailing activities, it is staff's opinion that the most appropriate parking requirement would be five parking spaces for each service bay. Based on this formula, a total of 75 parking spaces would be required for the proposed operation (15 service bays x 5 = 75 parking spaces). The applicant is providing 69 on-site parking spaces plus the 15 service bays for a total of 84 vehicles.

Signs

The applicant is not proposing to erect any freestanding signs at this time on the subject property. The Zoning Ordinance limits the number of freestanding signs to one per building site and requires a minimum 15 foot front yard setback on Birch Street, unless a modification to the Zoning Code is approved. The applicant has indicated that any signs will be by separate permit in order to comply with the requirements of the Sign Ordinance.

Traffic Study No. 83

The proposed use of an automobile repair use in conjunction with a car wash facility would generate a significantly higher traffic volume than the light industrial use. Therefore, a traffic study was required to determine the compatibility of the proposed project under the guidelines of the City's Traffic Phasing Ordinance. A Traffic Study has been prepared for the proposed project in conformance with the City's Traffic Phasing Ordinance and City Council Policy S-1 to examine the consistency and conformity of the project with the City's Circulation Element. The City Traffic Engineer identified eleven (11) intersections which could be affected by the project at full occupancy as follows:

1. Jamboree Road at MacArthur Boulevard
2. Jamboree Road at Birch Street

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3. Jamboree Road at Campus Drive
4. Campus Drive at MacArthur Boulevard
5. Birch Street at MacArthur Boulevard
6. Bristol Street North at Jamboree Road
7. Bristol Street North at Campus Drive
8. Bristol Street North at Birch Street
9. Bristol Street South at Jamboree Road
10. Bristol Street South at Irvine Avenue
11. Bristol Street South at Birch Street

The first step in evaluating intersection capacity is to conduct a 1% traffic volume analysis, taking into consideration existing traffic, regional growth, and committed projects' traffic. For any intersection where, on any approach leg, project traffic is estimated to be greater than 1% of the projected peak 2-1/2 hour volume in either the morning or afternoon, Intersection Capacity Utilization (ICU) analysis would be required.

The estimated average daily project traffic (ADT) generation is as follows:

<u>Land Use</u>	<u>Vehicles Per Day</u>
Car Repair (Project)	75
Car Wash (Project)	300
Total	375
Credit For Existing Land Use	105
Credit For Internal Car Wash Per Day	20
Total Credit	125

Project's Estimated Net Trip Generation: $375 - 125 = 250$ Vehicle Per Day

The net estimated 250 trip ends per day represent 16(4 in and 12 out) trip ends during a.m. peak periods and 40(20 in and 20 out) trip ends during p.m. peak traffic hours.

The 1% volume test conducted at the eleven study intersections indicated that the traffic increase at each intersection leg from the proposed project was less than 1% of the projected 2 1/2 hour peak volume at all intersections evaluated. Therefore, no Intersection Capacity Utilization (ICU) calculation or any further analysis is required.

Resubdivision

The proposed Parcel No. 1 will be comprised of Lot No. 55 of Tract No. 3201 (115 ft. x 290 ft.) plus the southwesterly 50 feet of Lot 54 of Tract No. 3201 (50 ft. x 290 ft.) for an overall area of 47,850 sq.ft. (165 ft. x 290 ft. = 47,850 sq.ft.).

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The following table has been prepared which sets forth the characteristics of the proposed parcel:

<u>Parcel No.</u>	<u>Parcel Area</u>	<u>Building (s.f.)</u>	<u>Floor Area Ratio</u>
1	47,850 sq.ft.	21,222	0.443

The proposed parcel fully conforms to the commercial design standards as specified for the M-1-A District. The proposed resubdivision is for financing and conveyance purposes only, and no additional improvements are proposed. However, the Public Works Department, the City Traffic Engineer and the Planning Department have concerns related to the existing improvements, vehicular access and parking.

Public Improvements

Staff has observed that the existing public improvements on the site, namely sidewalks and drive approaches, are either damaged or nonconforming to City Standards. The Public Works Department has indicated that the damaged sections of sidewalks and drive approaches be repaired or replaced and that the parking lot be restriped, in conformance with City Standards. The appropriate conditions of approval have been included in the attached Exhibit "A".

Vehicular Access and Parking

As indicated on the attached site plan a total of 61 parking spaces are provided outside of the building (9 tandem spaces) and 8 parking spaces are provided within the building for parking. Vehicular ingress and egress will be by way of a single driveway which currently exists, but will be redesigned. The City Traffic Engineer has indicated that the required number of handicapped parking spaces must also be provided. Staff is of the opinion that the proposed on-site parking will be adequate to accommodate the proposed facility.

Driveway Exiting

As identified in the Summary Page of Traffic Study No. 83, the P.M. Peak results in backup of traffic on Birch Street which blocks the exit of the subject facility. Signage, pavement marking and other directional signs will therefore be required to prohibit the left turn movement out of the subject property northbound on Birch Street, between the hours of 3:00 p.m. and 6:00 p.m. weekdays. The appropriate condition of approval has been incorporated into the attached Exhibit "A".

Modification

The applicant is also requesting a modification to the Zoning Ordinance to allow the use of tandem parking in conjunction with the related parking lot. Nine of the proposed parking

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spaces are designated as tandem parking spaces. The City Traffic Engineer has no objection to the use of the tandem parking spaces inasmuch as the vehicles parked in those spaces will be under the control of the employees servicing the vehicles.

Specific Findings

Chapter 15.4C of the Municipal Code requires that the Planning Commission make certain findings in conjunction with its approval of a traffic study. Section 20.80.060 of the Newport Beach Municipal Code provides that in order to grant any use permit, the Planning Commission shall find that the establishment, maintenance or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, 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. Section 19.12.020 (D) of the Municipal Code provides that in order to approve a resubdivision, the Planning Commission shall determine that it is satisfied with the plan of subdivision, that the map is in conformity with the requirements of Title 19, all ordinances of the City and all applicable general and specific plans. Should the Planning Commission wish to approve Traffic Study No. 83, Use Permit No. 3374 and Resubdivision No. 983, the actions, findings and conditions of approval set forth in the attached Exhibit "A" are suggested. No exhibit for denial has been provided, inasmuch as staff is of the opinion that no findings may be reasonably made in support of the denial of these applications. However, should information may be presented at the public hearing which warrants a denial of these applications, the Planning Commission may wish to take such an action.

PLANNING DEPARTMENT
JAMES D. HEWICKER, Director

By 
JAVIER S. GARCIA
Senior Planner

Attachments: Exhibit "A"
 Vicinity Map
 Letter from the Applicant Describing the Proposed Operation
 Copy of Traffic Study No. 83
 Plot Plan, Floor Plan, and Elevations
 Tentative Parcel Map

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sent via email
9/11/03

TO:

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EXHIBIT "A"
FINDINGS AND CONDITIONS OF APPROVAL
FOR TRAFFIC STUDY NO. 83
USE PERMIT NO. 3457 AND
RESUBDIVISION NO. 983

A. TRAFFIC STUDY: Approve the Traffic Study, making the findings listed below:

FINDINGS:

1. That a Traffic Study has been prepared which analyzes the impact of the proposed project on the peak-hour traffic and circulation system in accordance with Chapter 15.40 of the Newport Beach Municipal Code and City Policy S-1.
2. That the Traffic Study indicates that the project-generated traffic will neither cause nor make worse an unsatisfactory level of traffic on any 'major,' 'primary-modified,' or 'primary' street.
3. That the Traffic Study indicates that the project-generated traffic will not be greater than one percent of the existing traffic during the 2.5 hour peak period on all eleven of the eleven study intersections.

B. USE PERMIT NO. 3457

FINDINGS:

1. That the proposed application is support service in nature and an intensification of use of the existing structure within the limits specified by Chapter 20.07 of the Newport Beach Municipal Code, and as such, is consistent with the Land Use Element of the General Plan and is compatible with surrounding land uses.
2. That adequate parking exists on-site for the proposed development.
3. That the establishment of the subject business will not have any significant environmental impact.
4. That the proposed modification to the Newport Beach Municipal Code so as to allow the use of tandem parking for a portion of the required on-site parking will not, under the circumstances of this case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing and working in the neighborhood or be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the City, and further that the proposed modification is consistent with the legislative intent of Title 20 of the Municipal Code.

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5. That the approval of Use Permit No. 3457 will not, under the circumstances of this case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing and working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

CONDITIONS:

1. That the proposed development shall be in substantial conformance with the approved plot plan, floor plans and elevations, except as noted below.
2. That all conditions of approval of Resubdivision No. 983 shall be satisfied.
3. That all parking spaces shall be striped with approved traffic markers or painted white lines not less than 4 inches wide.
4. That the required number of handicapped parking spaces shall be designated within the on-site parking area and shall be used solely for handicapped self-parking. One handicapped sign on a post and one handicapped sign on the pavement shall be required for each handicapped space.
5. That all mechanical equipment and trash areas shall be screened from Birch Street and adjoining properties.
6. That all automobile repairs shall be conducted within the building and no outdoor display of vehicles for sale shall be permitted.
7. That grease interceptors shall be provided in all drains within the building where petroleum residues may enter the sewer system, unless otherwise permitted by the Building Department.
8. That no outdoor sound system shall be utilized on-site.
9. That all employees shall park on-site at all times.
10. That all signs shall be installed in accordance with the requirements of Newport Beach Sign Code.
11. That the car wash area shall be protected so as to prevent drainage from the parking lot from entering the sewer system. The drain shall be connected to the sewer system and have a grease trap. The design and installation of the above facilities shall be approved by the Utilities Department.
12. That the outdoor storage of tires and other auto related parts or merchandise shall be prohibited on-site.

TO:

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13. That the entire site shall be maintained in a clean and orderly manner.
14. That the approval of this application shall permit complete engine rebuilding (including electrical and transmission repair), as well as tune-ups, lubrication, smog testing and brake service and installation. No painting, body work or other operations of a similar nature shall be permitted on-site unless an amendment to this use permit is approved by the Planning Commission.
15. That the Planning Commission may add or modify conditions of approval to this use permit, or recommend to the City Council the revocation of this use permit, upon a determination that the operation which is the subject of this use permit causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.
16. This use permit shall expire unless exercised within 24 months from the date of approval as specified in Section 20.80.090A of the Newport Beach Municipal Code.

C. RESUBDIVISION NO. 983

FINDINGS:

1. That the design of the subdivision and the proposed improvements will not conflict with any easements acquired by the public at large for access through or use of the property within the proposed subdivision.
2. That the map meets the requirements of Title 19 of the Newport Beach Municipal Code, all ordinances of the City, all applicable general or specific plans and the Planning Commission is satisfied with the plan of subdivision.
3. That the proposed resubdivision presents no problems from a planning standpoint.
4. That public improvements may be required of a developer per Section 19.08.120 of the Municipal Code and Section 66415 of the Subdivision Map Act.
5. That the flared drive apron on Birch Street will improve ingress and egress to the subject property.

CONDITIONS:

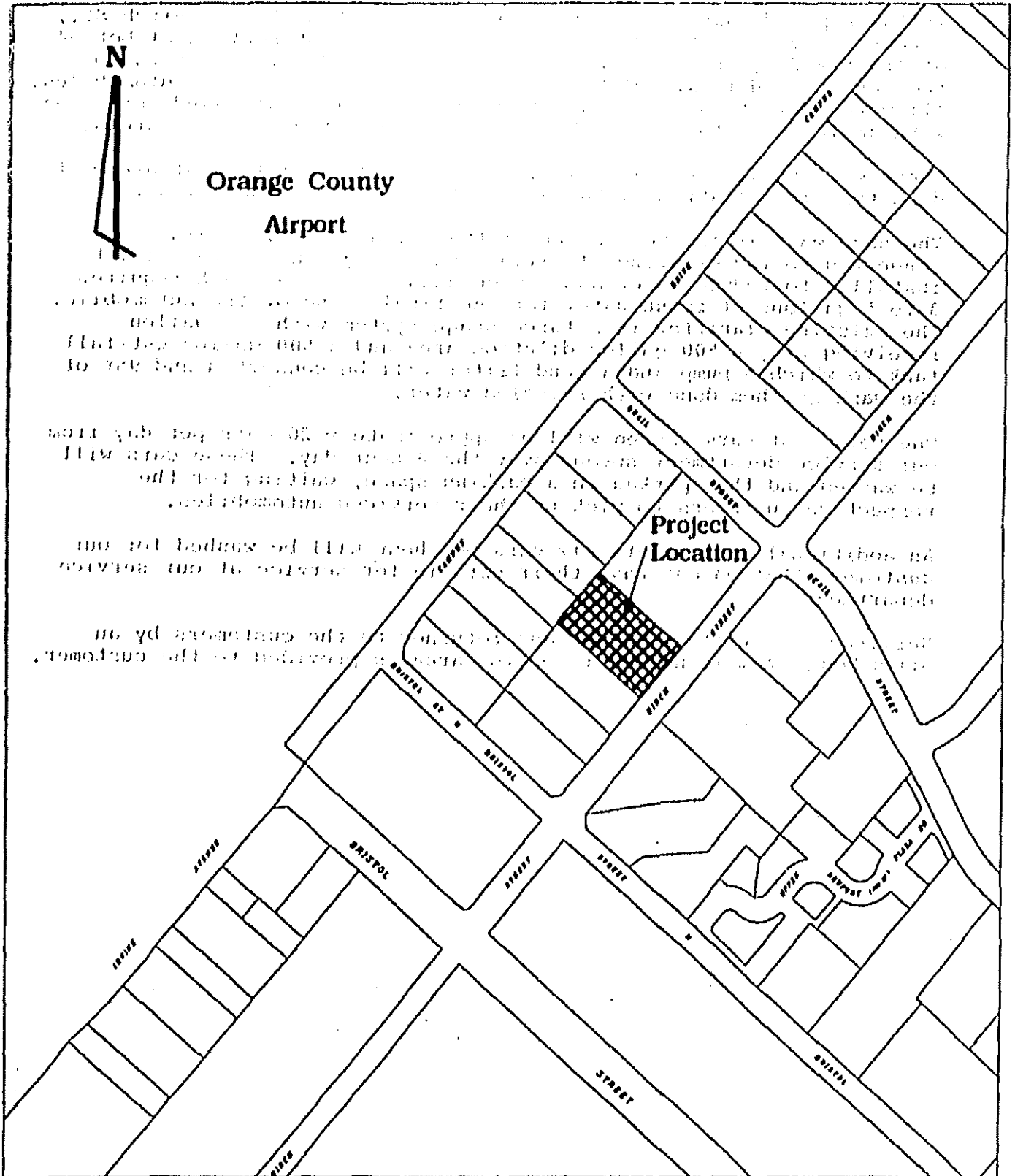
1. That a parcel map be recorded prior to occupancy. The parcel map shall be prepared on the California coordinate system (NAD83) and that prior to recordation of the parcel map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18.

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2. That prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. That all improvements be constructed as required by Ordinance and the Public Works Department.
4. That arrangements be made with the Public Works Department in order to guarantee satisfactory completion of the public improvements, if it is desired to record a parcel map or obtain a building permit prior to completion of the public improvements.
5. That the on-site parking, vehicular circulation and pedestrian circulation systems be subject to further review by the City Traffic Engineer.
6. That the existing drive approach be reconstructed using the City's Flared Drive Approach Standard 166-L; that the on-site drainage be collected and conveyed to Birch Street using a parkway drain; that the deteriorated sections of gutter and displaced sections of exposed aggregate concrete located between the sidewalk and the street curb be reconstructed along the Birch Street frontage and that the parkway landscaping along the Birch Street frontage adjacent to the driveway be pruned to provide sight distance in conformance with the City's Sight Distance Standard 110-L. All work shall be completed under an encroachment permit issued by the Public Works Department.
7. That a sign, pavement markings and directional signs shall be posted at the site entrance that prohibits left turns from the site during peak traffic hours (3:00 p.m. to 6:00 p.m. weekdays). The design and placement of the signage shall be approved by the City Traffic Engineer.
8. Disruption caused by construction work along roadways and by movement of construction vehicles shall be minimized by proper use of traffic control equipment and flagmen. Traffic control and transportation of equipment and materials shall be conducted in accordance with state and local requirements.
9. That this resubdivision shall expire if the map has not been recorded within 3 years of the date of approval, unless an extension is granted by the Planning Commission.

Vicinity Map
Traffic Study No. 83
Use Permit No. 3457
Resubdivison No. 983



Attachment No. CD 4

UP3457 Planning Commission
Minutes

DEERY
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CITY OF NEWPORT BEACH

October 8, 1992

ROLE CALL

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4. This use permit shall ~~expire~~ unless exercised within 24 months from the date of approval as specified in Section 20.80.090A of the Newport Beach Municipal Code.

...

A. Traffic Study No. 83 (Public Hearing)

Request to approve a traffic study so as to permit the conversion of an existing 21,000± square foot manufacturing building to an automobile repair facility with a hand car wash service.

AND

B. Use Permit No. 3457 (Public Hearing)

Request to permit the establishment of an automobile repair facility with a hand car wash and detailing service, on property located in the M-1-A District. Said proposal also includes a modification to the Zoning Code so as to permit the use of tandem parking spaces for a portion of the proposed off-street parking spaces.

AND

C. Resubdivision No. 983 (Public Hearing)

Request to resubdivide one lot and a portion of a second lot into a single parcel of land for an automotive repair facility in the M-1-A District

LOCATION:

A portion of Lot 54 and Lot 55, Tract No. 3201, located at 3767 Birch Street, on the northwesterly side of Birch Street, between Bristol Street North and Quail Street, across from the Newport Place Planned Community.

Item No.6

TS83

UP3457

R983

Approved

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ZONE: M-1-A

APPLICANT: Superformance Costa Mesa Inc., Costa Mesa

OWNER: M. J. Hogan Cabinet Company, Salt Lake City, Utah

ENGINEER: Norris-Repke, Inc., Tustin

Commissioner Pomeroy asked what are the costs for a Traffic Study and improvements to the sidewalk and driveway approaches? Patricia Temple, Advance Planning Manager, replied that a Traffic Study generally costs between \$3,000.00 to \$10,000.00, and the subject Traffic Study costs approximately \$7,000.00. The cost of a Traffic Study is primarily determined by the number of intersections the City Traffic Engineer believes may be impacted by a proposed project. Don Webb, City Engineer, explained that the improvements adjacent to the subject property would cost less than \$10,000.00 and the property owner and applicant would determine who would be responsible to pay the cost of the improvements.

The public hearing was opened in connection with this item, and Mr. Jeff Hirson, 2950 Airway Avenue, Costa Mesa, appeared before the Planning Commission. Mr. Hirson concurred with the findings and conditions in Exhibit "A".

There being no others desiring to appear and be heard, the public hearing was closed at this time.

Motion was made and voted on to approve Traffic Study No. 83, Use Permit No. 3457, and Resubdivision No. 983 subject to the findings and conditions in Exhibit "A". MOTION CARRIED.

Motion
Ayes
Absent

* * * * *

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A. TRAFFIC STUDY: Approve the Traffic Study, making the findings listed below:

FINDINGS:

- 1. That a Traffic Study has been prepared which analyzes the impact of the proposed project on the peak-hour traffic and circulation system in accordance with Chapter 15.40 of the Newport Beach Municipal Code and City Policy S-1.
- 2. That the Traffic Study indicates that the project-generated traffic will neither cause nor make worse an unsatisfactory level of traffic on any 'major,' 'primary-modified,' or 'primary' street.
- 3. That the Traffic Study indicates that the project-generated traffic will not be greater than one percent of the existing traffic during the 2.5 hour peak period on all eleven of the eleven study intersections.

B. USE PERMIT NO. 3457

FINDINGS:

- 1. That the proposed application is support service in nature and an intensification of use of the existing structure within the limits specified by Chapter 20.07 of the Newport Beach Municipal Code, and as such, is consistent with the Land Use Element of the General Plan and is compatible with surrounding land uses.
- 2. That adequate parking exists on-site for the proposed development.
- 3. That the establishment of the subject business will not have any significant environmental impact.

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4. That the proposed modification to the Newport Beach Municipal Code so as to allow the use of tandem parking for a portion of the required on-site parking will not, under the circumstances of this case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing and working in the neighborhood or be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the City, and further that the proposed modification is consistent with the legislative intent of Title 20 of the Municipal Code.
5. That the approval of Use Permit No. 3457 will not, under the circumstances of this case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing and working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

CONDITIONS:

1. That the proposed development shall be in substantial conformance with the approved plot plan, floor plans and elevations, except as noted below.
2. That all conditions of approval of Resubdivision No. 983 shall be satisfied.
3. That all parking spaces shall be striped with approved traffic markers or painted white lines not less than 4 inches wide.
4. That the required number of handicapped parking spaces shall be designated within the on-site parking area and shall be used solely for handicapped self-parking. One handicapped sign on a post and one handicapped sign on the pavement shall be required for each handicapped space.

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5. That all mechanical equipment and trash areas shall be screened from Birch Street and adjoining properties.
6. That all automobile repairs shall be conducted within the building and no outdoor display of vehicles for sale shall be permitted.
7. That grease interceptors shall be provided in all drains within the building where petroleum residues may enter the sewer system, unless otherwise permitted by the Building Department.
8. That no outdoor sound system shall be utilized on-site.
9. That all employees shall park on-site at all times.
10. That all signs shall be installed in accordance with the requirements of Newport Beach Sign Code.
11. That the car wash area shall be protected so as to prevent drainage from the parking lot from entering the sewer system. The drain shall be connected to the sewer system and have a grease trap. The design and installation of the above facilities shall be approved by the Utilities Department.
12. That the outdoor storage of tires and other auto related parts or merchandise shall be prohibited on-site.
13. That the entire site shall be maintained in a clean and orderly manner.
14. That the approval of this application shall permit complete engine rebuilding (including electrical and transmission repair), as well as tune-ups, lubrication, smog testing and brake service and installation. No painting, body work or other operations of a similar nature shall be permitted on-

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site unless an amendment to this use permit is approved by the Planning Commission.

- 15. That the Planning Commission may add or modify conditions of approval to this use permit, or recommend to the City Council the revocation of this use permit, upon a determination that the operation which is the subject of this use permit causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.
- 16. This use permit shall expire unless exercised within 24 months from the date of approval as specified in Section 20.80.090A of the Newport Beach Municipal Code.

C. RESUBDIVISION NO. 983

FINDINGS:

- 1. That the design of the subdivision and the proposed improvements will not conflict with any easements acquired by the public at large for access through or use of the property within the proposed subdivision.
- 2. That the map meets the requirements of Title 19 of the Newport Beach Municipal Code, all ordinances of the City, all applicable general or specific plans and the Planning Commission is satisfied with the plan of subdivision.
- 3. That the proposed resubdivision presents no problems from a planning standpoint.
- 4. That public improvements may be required of a developer per Section 19.08.120 of the Municipal Code and Section 66415 of the Subdivision Map Act.
- 5. That the flared drive apron on Birch Street will improve ingress and egress to the subject property.

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CONDITIONS:

1. That a parcel map be recorded prior to occupancy. The parcel map shall be prepared on the California coordinate system (NAD83) and that prior to recordation of the parcel map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18.
2. That prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. That all improvements be constructed as required by Ordinance and the Public Works Department.
4. That arrangements be made with the Public Works Department in order to guarantee satisfactory completion of the public improvements, if it is desired to record a parcel map or obtain a building permit prior to completion of the public improvements.
5. That the on-site parking, vehicular circulation and pedestrian circulation systems be subject to further review by the City Traffic Engineer.
6. That the existing drive approach be reconstructed using the City's Flared Drive Approach Standard 166-L; that the on-

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site drainage be collected and conveyed to Birch Street using a parkway drain; that the deteriorated sections of gutter and displaced sections of exposed aggregate concrete located between the sidewalk and the street curb be reconstructed along the Birch Street frontage and that the parkway landscaping along the Birch Street frontage adjacent to the driveway be pruned to provide sight distance in conformance with the City's Sight Distance Standard 110-L. All work shall be completed under an encroachment permit issued by the Public Works Department.

- 7. That a sign, pavement markings and directional signs shall be posted at the site entrance that prohibits left turns from the site during peak traffic hours (3:00 p.m. to 6:00 p.m. weekdays). The design and placement of the signage shall be approved by the City Traffic Engineer.
- 8. Disruption caused by construction work along roadways and by movement of construction vehicles shall be minimized by proper use of traffic control equipment and flagmen. Traffic control and transportation of equipment and materials shall be conducted in accordance with state and local requirements.
- 9. That this resubdivision shall expire if the map has not been recorded within 3 years of the date of approval, unless an extension is granted by the Planning Commission.

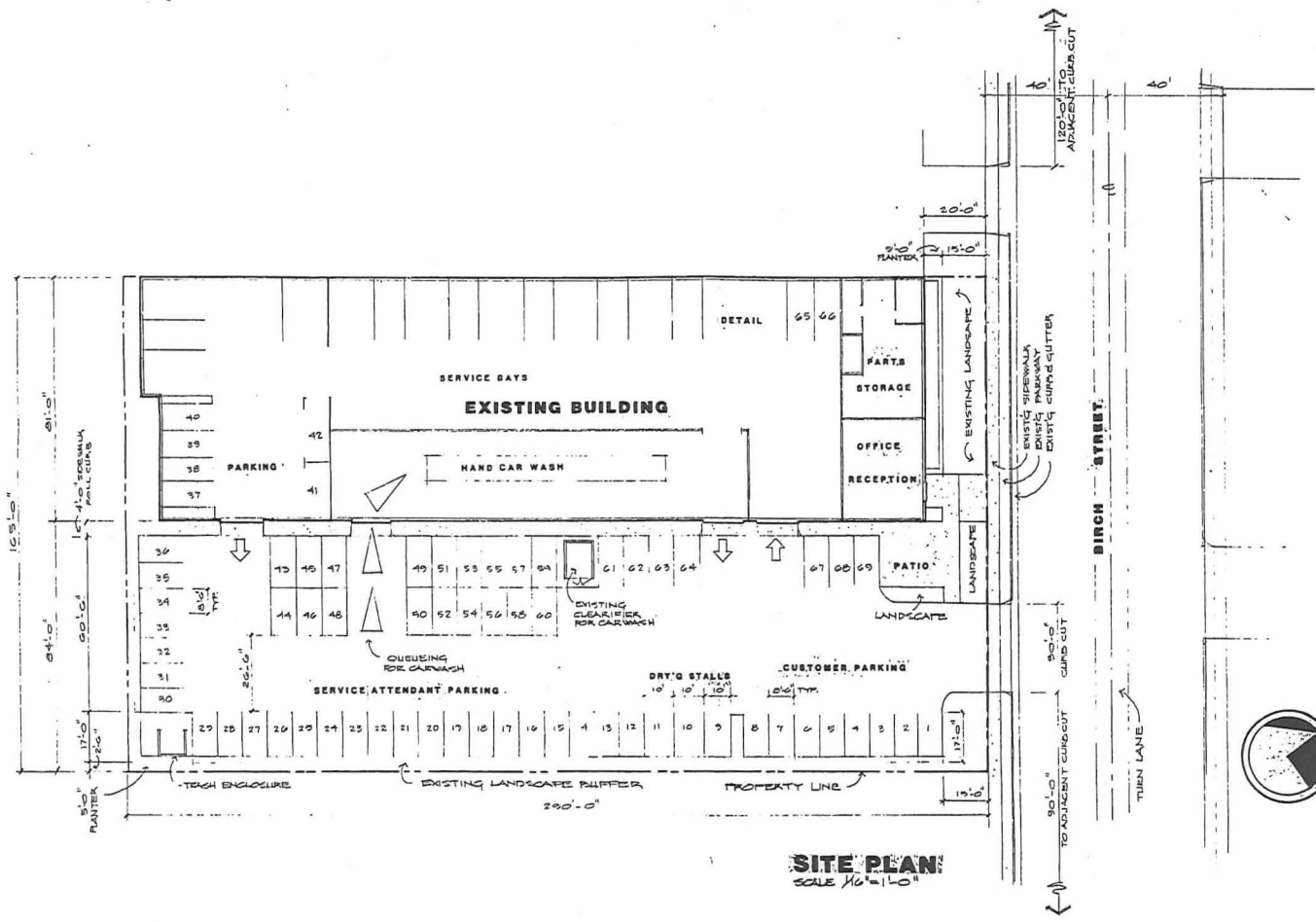
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The Planning Commission recessed at 8:45 p.m. and reconvened at 9:00 p.m.

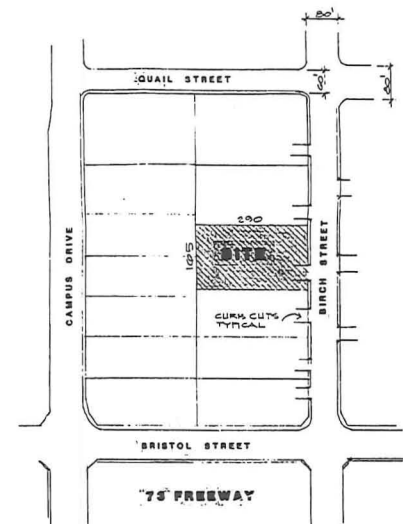
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Attachment No. CD 5

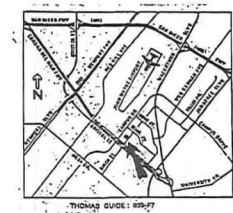
UP3457 Approved Plans



SITE PLAN
SCALE 1/4" = 1'-0"



AREA MAP

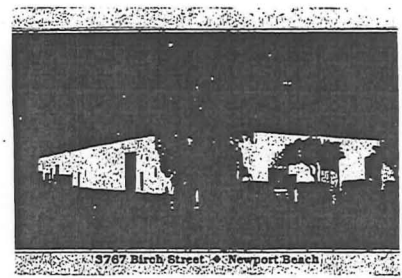


TABULATION

ZONE : M-1-A
 SITE SIZE : 1.10 ACRES
 ADDRESS : 3767 BIRCH STREET
 BUILDING : 21,000 S.F.
 PROPOSED USE : AUTO SERVICE & CARWASH

PARKING :

15 SERVICE BAYS	60 STALLS REQUIRED
1000 S.F. OFFICE	4 " "
CAR WASH	5 STALLS PROVIDED
	<u>69 STALLS REQUIRED & PROVIDED</u>



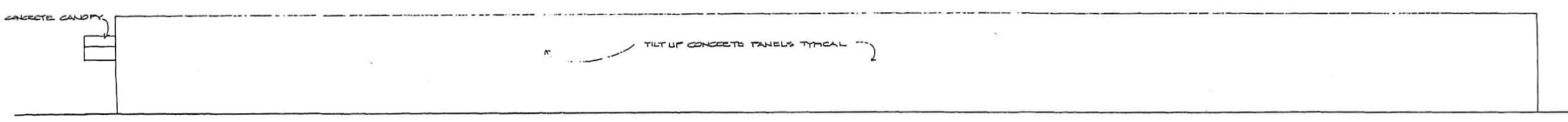
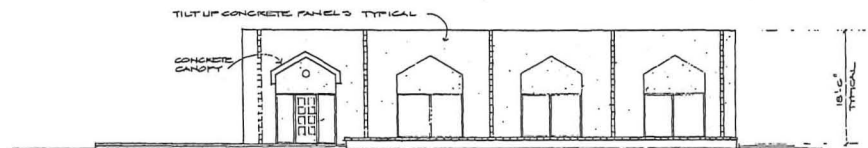
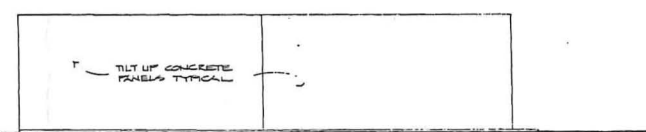
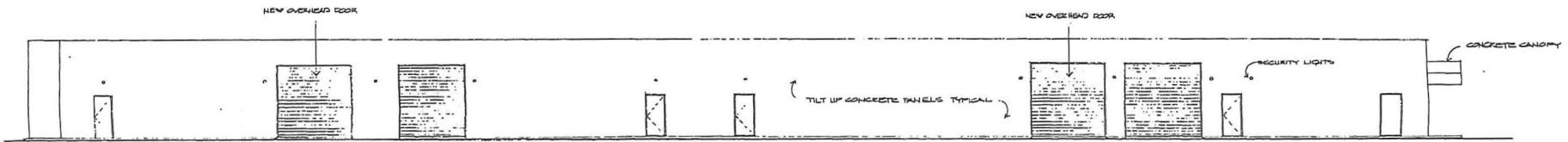
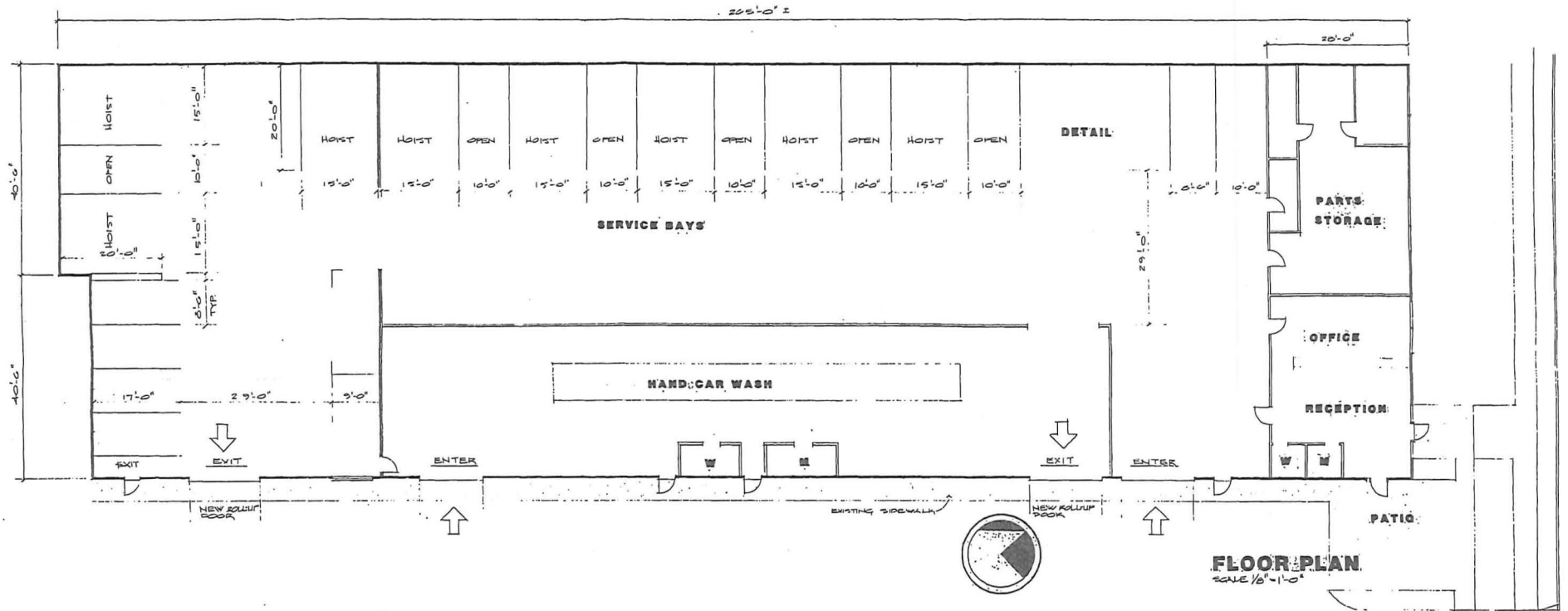
LEGAL DESCRIPTION:
 LOT N= 55 AND S.W. 1/2 OF LOT N= 54
 OF TRACT N= 5201 A AS SHOWN IN ASSESSORS
 MAP BOOK 427 PAGE 15, COUNTY OF ORANGE
 ASSESSORS PARCEL N= 427-151-10

OWNER : M.J. HOGAN CABINET CO.
 2551 SKYLAKE DR. SALT LAKE, UTAH, 84108

APPLICATION FOR USE PERMIT
 CONTACT : GEOFF HIRSON
 (714) 960-0999
 OR FR. JOINER
 (714) 640-0606

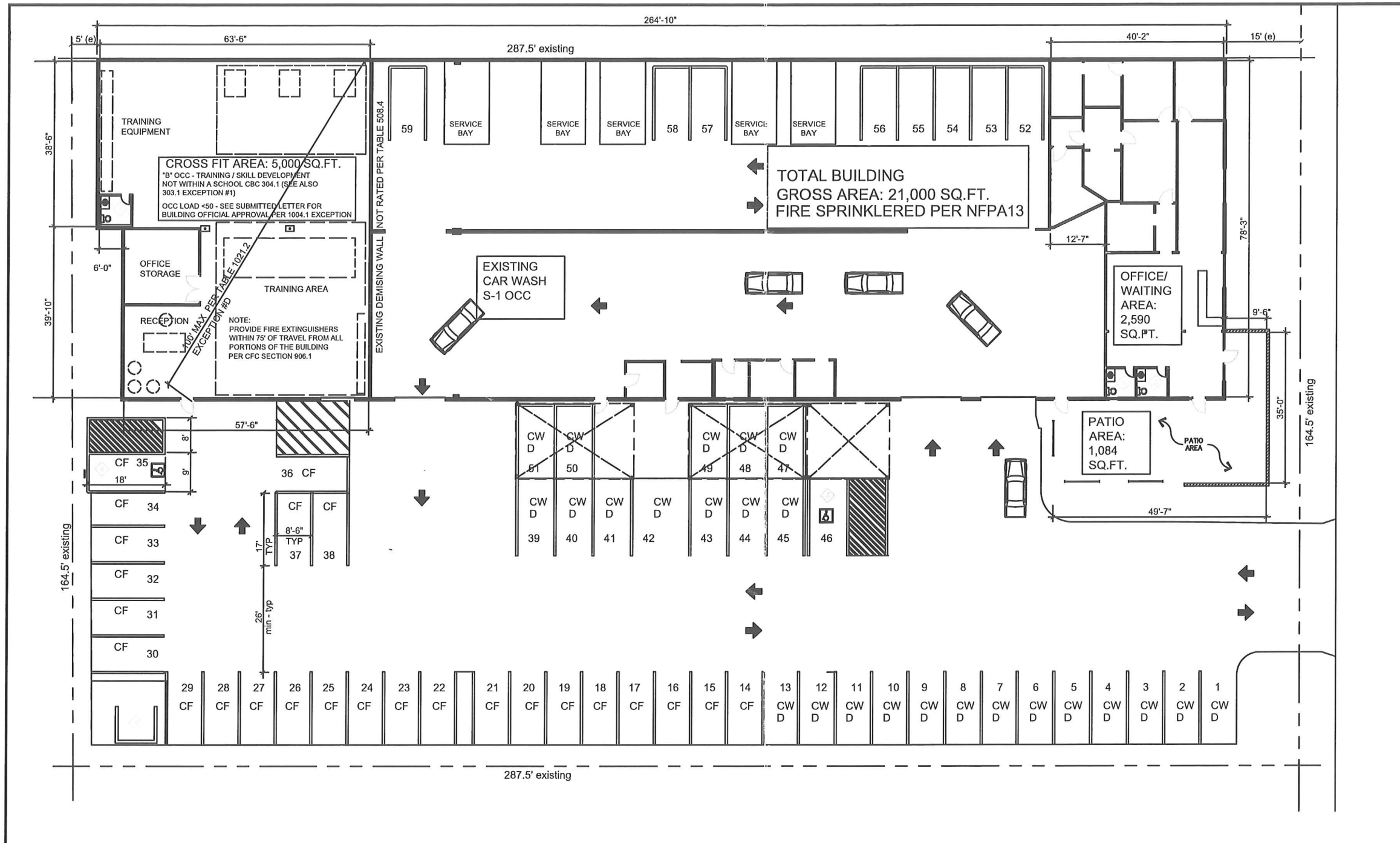
MEETING DATE 8-20-03
 AGENDA ITEM
 APPLICATION 11/04/03

FILE COPY
 DO NOT REMOVE



Attachment No. CD 6

Project Plans



HARDHAT INC
 6888 ALTON PARKWAY
 SUITE 100
 IRVINE, CA 92618
 949-758-0222

REVISIONS:

N°	DATE	REV. DESCRIPTION

ARCHITECT'S STAMP

PROJECT'S NAME & ADDRESS

CROSS FIT FLY
 3767 BIRCH ST, NEWPORT BEACH
 CA 92660

PA2011-120 for SA2011-015
 3767 Birch Street
 Newport Car Wash

PA2011-119 for UP2011-021
 3767 Birch Street
 Crossfit Fly

RECEIVED BY
 COMMUNITY
 FEB 03 2012

DEVELOPMENT
 CITY OF NEWPORT BEACH

SITE PLAN WITH NEW PARKING LAYOUT SCALE: 3/32" = 1'-0" 2

<p>PROJECT: CROSS FIT FLY OWNER/DEVELOPER: HOGAN FAMILY LIMITED PARTNERSHIP 16703 SIR WILLIAM DRIVE SPRING, TEXAS 77379 PH (281) 815-9932 CONTACT: RICHARD HOGAN JILL BAKER Tel: 819-413-2564</p> <p>PROJECT ADDRESS: 3767 BIRCH ST, NEWPORT BEACH, CA 92660 APN 427-151-10</p> <p>BUILDING AREA: 21,000 SQ.FT. STATUS: INTERIOR REMODEL. PARKING STALLS STRIPPING OCCUPANCY: V-B CONSTRUCTION TYPE: TYPE B</p>	<p>CODE DATA: 2007 CALIFORNIA BUILDING CODE (CBC) (PART 2 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS) 2007 CALIFORNIA MECHANICAL CODE (CMC) (PART 4 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS) 2007 CALIFORNIA PLUMBING CODE (CPC) (PART 5 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS) 2007 CALIFORNIA ELECTRICAL CODE (CEC) (PART 3 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS) 2007 UNIFORM ADMINISTRATIVE CODE 2008 CALIFORNIA FIRE CODE 2008 ENERGY CODE CITY ORDINANCES</p>	<p>CROSSFIT FLY: 5,000 SF FITNESS FACILITY - 1 / 200 of = 25 required</p> <p>NEWPORT CARWASH/SERVICE: 8 SERVICE BAYS X 6 SPACES PER BAY = 25 required OFFICE/WAITING AREA = 5 required</p> <p>HANDICAPPED SPACES: 2</p> <p>TOTAL STALLS REQUIRED = 57</p> <p>TOTAL STALLS PROVIDED = 59 57 STANDARD 2 ACCESSIBLE</p>	<p>--- PROPERTY LINE</p> <p>NEW SINGLE ACCOMMODATION ADA COMPLIANT RESTROOM</p> <p>EXISTING ADA COMPLIANT RESTROOMS</p> <p>ADA VAN PARKING STALL AND SIGNAGE PER CBC</p> <p>(E) TRASH ENCLOSURE</p> <p>(E) LANDSCAPE BUFFER</p> <p>NEW STRIPPING AS SHOWN</p>	<p>SCOPE OF WORK</p>
<p>PARKING TABULATION 4</p>		<p>SITE PLAN KEYNOTES 3</p>		<p>KEY PLAN NTS 1</p>

DATE: 01/18/12
 SCALE: AS NOTED
 DRAWN BY: []
 CHECKED BY: []
 JOB #:
 SHEET NAME: SITE PLAN
 SHEET NUMBER: A-1.1



GROUP 190 ARCHITECTS

6271 VAREL AVE "B"
WOODLAND HILLS,
CA. 91367
PH: 818 905 8814

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REVISIONS:

N'	DATE	REV. DESCRIPTION

ARCHITECT'S STAMP

PROJECT'S NAME & ADDRESS

CROSS FIT FLY
3767 BIRCH ST, NEWPORT BEACH
CA 92660

PA2011-120 for SA2011-015
3767 Birch Street
Newport Car Wash

PA2011-119 for UP2011-021
3767 Birch Street
Crossfit Fly

DATE: 04/13/11 SCALE: AS NOTED

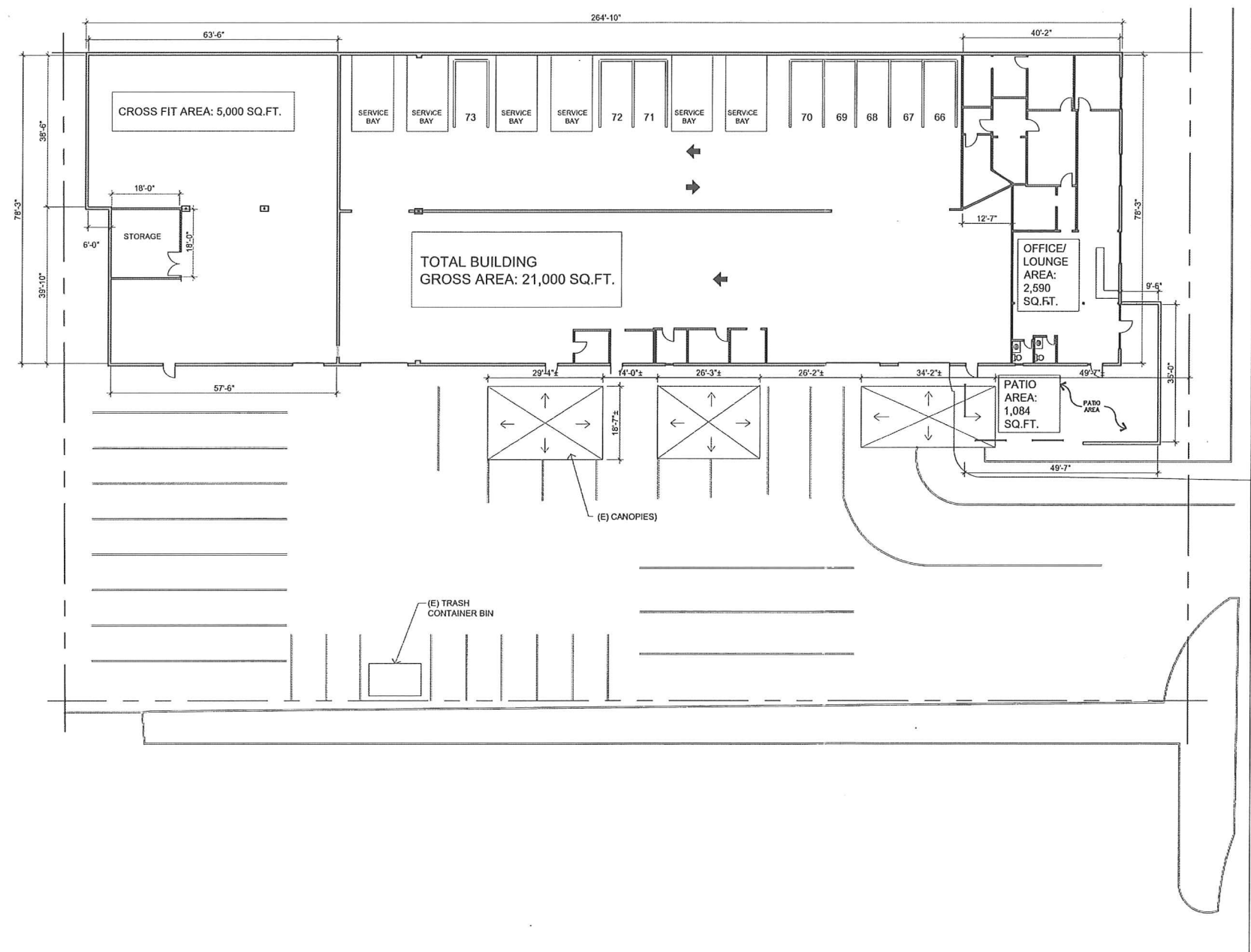
DRAWN BY: SS CHECKED BY: PT

JOB #:

SHEET NAME:
FLOOR PLAN WITH
PARKING LAYOUT

SHEET NUMBER:

A-1.3





**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

www.newportbeachca.gov

**COMMUNITY DEVELOPMENT DIRECTOR
ACTION LETTER**

Application No. **Staff Approval SA2012- 004 (PA2012-019)**
Applicant **Stacy Nishioka, Irvine Company Office Properties**
Site Address **4665 MacArthur Court**
 MacArthur Court Staff Approval
Legal Description **Parcel 1 of PM-196/40**

On **March 16, 2012**, the Community Development Director approved the following: A minor change to an existing Use Permit (UP2073) to allow the addition of four tenant names to two existing monument signs located at the corners of MacArthur Boulevard and Campus Drive and at MacArthur Boulevard and Birch Street.

I. Project Description

The applicant proposes the addition of four tenant names to two existing monument signs located at the corners of MacArthur Boulevard and Campus Drive and at MacArthur Boulevard and Birch Street. The proposed addition of tenant names to the monument signs will enhance way-finding for motorists as they approach MacArthur Court from MacArthur Boulevard, primarily from the 405 Interstate and 73 Freeway. No changes are proposed with respect to the location of the signs or method of illumination. The sign area will appear larger with the addition of the tenant names, but will not exceed the 250 square feet (per face) allowed for this district.

II. Background

The subject property is part of the PC-15 (Koll Center) Planned Community district. The PC-15 text indicates directional and identification signs, not exceeding two hundred fifty (250) square feet (per face), shall be permitted but subject to a use permit. The two existing monument signs are classified as community directional/identification signs and were initially approved by the City in 1982 with Use Permit No. UP2073.

III. Proposed Changes

The addition of four tenant names to the existing monument signs is a minor change to the project. A determination has been made that this minor change is in

substantial conformance with Use Permit No. UP2073. All findings and conditions of said use permit will remain in effect. A building permit will be obtained for the new signage and updated plans to reflect the changes will be retained in the use permit file.

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 within 14 days of the action date. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Kimberly Brandy, Community Development Director

By: 
Erin Steffen, Planning Technician

GR/ems

Attachments: Vicinity Map
Use Permit No. UP2073 (Approved Minutes w/ Findings & Conditions)
Excerpt from PC-15 (Koll Center Sign Standards)
Project Plans

VICINITY MAP



Staff Approval No. SA 2012-004 (PA2012-019)

4665 MacArthur Court

Aden
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Baek
King
Kurlander
McLaughlin
Winburn

City of Newport Beach

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CONDITIONS:

1. That development shall be in substantial conformance with the approved plot plan, floor plan, and elevations.
2. That a minimum of three (3) on-site parking spaces be maintained at all times for the commercial use of the property.

* * *

Request to construct four (4) community directional/identification signs on Office Site "C" in the Koll Center Newport Planned Community.

Item #7

LOCATION: Parcel 1 of Parcel Map 120-44 & 45 (Resubdivision No. 635) located on the easterly side of MacArthur Boulevard between Birch Street and Campus Drive in the Koll Center Newport Planned Community.

USE PERMIT NO. 2073

ZONE: P-C

APPLICANT: The Irvine Company, Newport Beach

OWNER: Same as applicant

APPROVED CONDITIONALLY

The public hearing opened in connection with this item and Mr. Ron Hendrickson, representing The Irvine Company, appeared before the Commission and requested approval of the identification signs for MacArthur Court. Mr. Hendrickson stated that they are not desirous of identifying this project as Koll Center Newport on Birch Street and Campus Drive, at their intersections with MacArthur Boulevard, as suggested in the staff report.

Mr. Hendrickson stated that they would be willing to include the words, "Newport Beach" on the MacArthur Court sign at the intersection of MacArthur Boulevard and Campus Drive to indicate where Newport Beach ends and The City of Irvine begins.

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Planning Director Hewicker discussed the general purpose of community identification signs in the Koll Center Newport Planned Community. He stated that the Commission must determine if they want to allow groupings of buildings, within the planned community, to be signed in the same manner as the entire planned community is signed.

Mr. Hendrickson requested the findings and conditions of approval as outlined in Exhibit "B" of the staff report.

Commissioner Beek stated that the Commission must determine what the motorists will be looking for in five years. He stated that the MacArthur Court signs at the entrance of the development will be very useful to the motorists and will help direct the traffic to the appropriate locations. However, he stated that the MacArthur Court signs at the corner of MacArthur Boulevard will be very misleading to the motorist. Further, he stated that the Newport Beach City boundary is better indicated by a standard highway sign.

Motion

X

Motion was made to approve the MacArthur Court signs at the entrances to the MacArthur Court development and deny the MacArthur Court signs at the corners of MacArthur Boulevard and Campus Drive and MacArthur Boulevard and Birch Street. The "Koll Center Newport" community identification sign as suggested in Condition No. 3 of Exhibit "A", shall be deleted.

Amendment

X

Commissioner King stated that a MacArthur Court community identification sign at the corner of Campus Drive and MacArthur Boulevard would be of vital importance to the directional flow of traffic and would alert the motorist to the location of MacArthur Court.

Amendment was made to the motion to allow the signs at Campus Drive and MacArthur Boulevard and to allow the two directional signs at both Birch Street and Campus Drive for MacArthur Court.

Mr. Hendrickson stated that these signs are substantially set back on the property and it is very clear that they identify the project. He stated that it is very important to have the identification signs on Campus Drive as well as Birch Street.

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Substitute
Motion
Ayes
Noes

X									
	X								
		X							
		X	X						
			X						
				X					
				X	X				

Substitute Motion was made to accept the four directional signs as proposed by The Irvine Company in the locations as indicated, with the provision that the words "Newport Beach" will be added to the sign at the corner of MacArthur Boulevard and Campus Drive, subject to the findings and conditions of Exhibit "B" as follows, which SUBSTITUTE MOTION CARRIED:

FINDINGS:

1. That the request is consistent with the standards and requirements of the Planned Community Text.
2. The approval of Use Permit No. 2073 will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, 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.

CONDITIONS:

1. That the proposed signs shall be constructed in substantial conformance with the submitted plans except as noted below.
2. That the proposed signs at the entrance drive on Birch Street and Campus Drive shall not exceed four (4) feet in height, measured from grade.
3. That all proposed signs shall be exteriorly illuminated.
4. That the proposed signs shall maintain a minimum setback of ten (10) feet from any property line adjacent to a public right-of-way.
5. That the words "Newport Beach" shall be added to the sign at the corner of MacArthur Boulevard and Campus Drive.

* * *

PART IV. GENERAL SIGN REQUIREMENTS

Section I. Sign Standards

- A. Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.
- B. Signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products sold thereon.
- C. A wall sign with the individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line.
- D. All signs attached to the building shall be surface mounted.

Group I. PERMANENT IDENTIFICATION SIGNS

A. Ground Signs

Ground signs shall not exceed four (4) feet above grade in vertical height. Also, ground signs in excess of one hundred and fifty (150) square feet in area (double face) shall not be erected in the first twenty (20) feet, as measured from the property line, of any street side setback. Said sign shall not exceed a maximum area of two hundred (200) square feet.

B. Wall Signs

In no event shall an identification sign placed on a wall comprise more than ten (10) percent of the area of the elevation upon which the sign is located. Said signs shall be fixture signs. Signs painted directly on the surface of the wall shall not be permitted.

- 1. The following exceptions apply to industrial zoning only. In the instance of a multiple tenancy building, each individual industry may have a wall sign over the entrance to identify the tenant. Said sign shall give only the name of the company and shall be limited to six (6) inch high letters. Said signs must be oriented toward the parking or pedestrian area for that building and shall not exceed a maximum area of five (5) square feet.
- 2. Fascia mounted identification signs limited to two (2) facades for each building and structure.

No sign shall exceed an area equal to one and one-half (1 1/2) square feet of sign for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed two hundred (200) square feet in area per face.

3. The following exceptions apply to Professional and Business Offices and Retail and Service Center uses only. In the instance of a multiple tenancy building, each individual ground floor business may have signing in addition to permitted Building Identification signs. (6)

Each individual ground floor business shall be limited to one (1) sign per frontage not to exceed two (2) signs per business. Said signs shall not be located above the ground floor fascia. No sign shall exceed an area equal to ten (10) percent of the business face upon which it is located. However, no sign shall exceed thirty-five (35) square feet in area. (6).

In no event shall there be more than three (3) permitted ground floor wall signs per building for Professional and Business Offices. (6)

C. Pole Signs

One (1) identification pole sign per site will be allowed for the following commercial businesses only:

- a. Restaurant
- b. Cocktail lounge and/or bar
- c. Hotel

If a pole sign is utilized, it shall be in lieu of other identification signs allowed by ordinance. Pole signs shall be limited to a maximum height of twenty (20) feet and a maximum area of fifty (50) square feet per face, double faced.

Group II.

TEMPORARY IDENTIFICATION SIGNS

- A. The following signs shall conform to all requirements for “Ground Signs,” Section I, Group I, Item A with General Sign standards above unless specifically limited below.

1. Sale or Lease Sign

A sign, advertising the sale, lease or hire of the site shall be permitted in addition to the other signs listed in this section. Said sign shall not exceed a maximum area of forty (40) square feet.

2. Construction Sign

One (1) construction sign denoting the architects, engineers, contractor, and other related subjects, shall be permitted upon the commencement of construction. Said sign shall be permitted until such time as a final inspection of the building(s) designates said structure(s) fit for occupancy, or the tenant is occupying said building(s), whichever occurs first. Said sign shall not exceed a maximum area of forty (40) square feet.

3. Future Tenant Identification Sign

A sign listing the name of future tenant, responsible agent or realtor, and identification of the industrial complex shall be permitted. Said sign will be permitted until such time as a final inspection of the building(s) designates said structure(s) fit for occupancy or tenant is occupying said building(s), whichever occurs first. Said sign shall not exceed a maximum area of forty (40) square feet.

4. Directional Signs

Signs used to give directions to traffic or pedestrians or give instructions as to special conditions shall not exceed a total of six (6) square feet (double face) in area and shall be permitted in addition to the other signs in this section.

5. Exceptions

Group II.A.1, 2 and 3: this information may be grouped on a single sign when the aggregate surface area does not exceed the summation of the individual areas for each use. This area may be distributed on all surfaces of the sign. This sign may not exceed four (4) feet above grade.

Group III.

SPECIAL PURPOSE SIGNS

A. The following permanent signs shall be permitted.

1. Permanent Directional Sign

Signs used to give directions to traffic or pedestrians as to special conditions shall not exceed a total of six (6) square feet in area per face, double faced and shall be permitted in addition to other signs permitted in these standards.

2. Community Directional and/or Identification Sign

Permanent directional and identification signs, not exceeding two hundred fifty (250) square feet (per face), shall be permitted but subject to use permit.

Section II.

Sign Area

A. Industrial

The following shall apply to Permitted Uses, Part 1, Section II.

Only one (1) single faced or double-faced sign shall be permitted per street frontage. No sign or combination of signs shall exceed one (1) square foot in area for each six hundred (600) square feet of total site area. However, no sign shall exceed two hundred (200) square feet in area per face. An additional twenty (20) square feet shall be allowed for each additional business conducted on the site. Sign limited to two (2) facades.

B. Industrial Support Facilities and Business and Professional Offices

The following shall apply to Permitted Uses, Part I, Section III.

No sign shall exceed an area equal to one and one-half (1 1/2) square feet of sign for each one (1) foot of lineal frontage of the building. However, no sign shall exceed two hundred (200) square feet in area per face.

C. Commercial

The following shall apply to Permitted Uses, Part II, Section II, Groups II, III, V and VI.

Building identification shall be limited to a single entity. Building identification signs shall have an area not to exceed one and one-half (1 1/2) square feet of surface for each one (1) foot of lineal frontage of building. However, no sign shall exceed two hundred (200) square feet per face. Building identification signs shall be limited to two (2) facades.

D. Business and Professional Offices

The following shall apply to Permitted Uses, Part II, Section II, Group I.

Building identification shall be limited to a single entity. Building identification signs shall have an area not to exceed one and one-half (1 1/2) square feet of surface for each one (1) foot of lineal frontage of building. However, no sign shall exceed two hundred (200) square feet per face. Building identification signs shall be limited to two (2) facades.

Section III. Maintenance

All signs indicated in this section shall be maintained in a neat and orderly fashion. Periodic inspection shall be made as directed by the Planning Director, City of Newport Beach or his designated agent.

MacArthur Court

Monument Wall Signage

Newport Beach, California

10045A

Concept Drawings

1.5.12

(revised 1.10.12)

(revised 2.02.12)

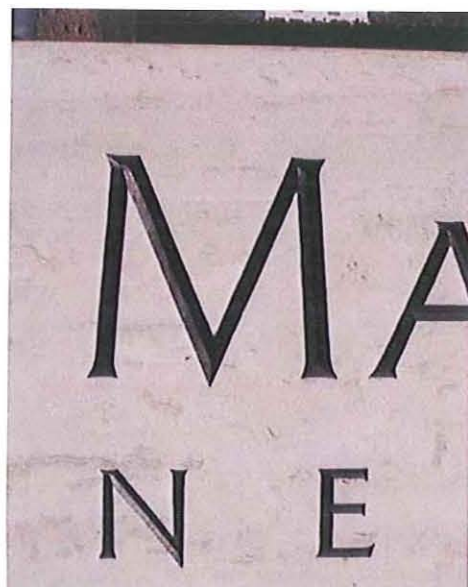


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PA2012-019 for SA2012-004
4665 MacArthur Court
Stacy Nishioka, Irvine Company Office Properties

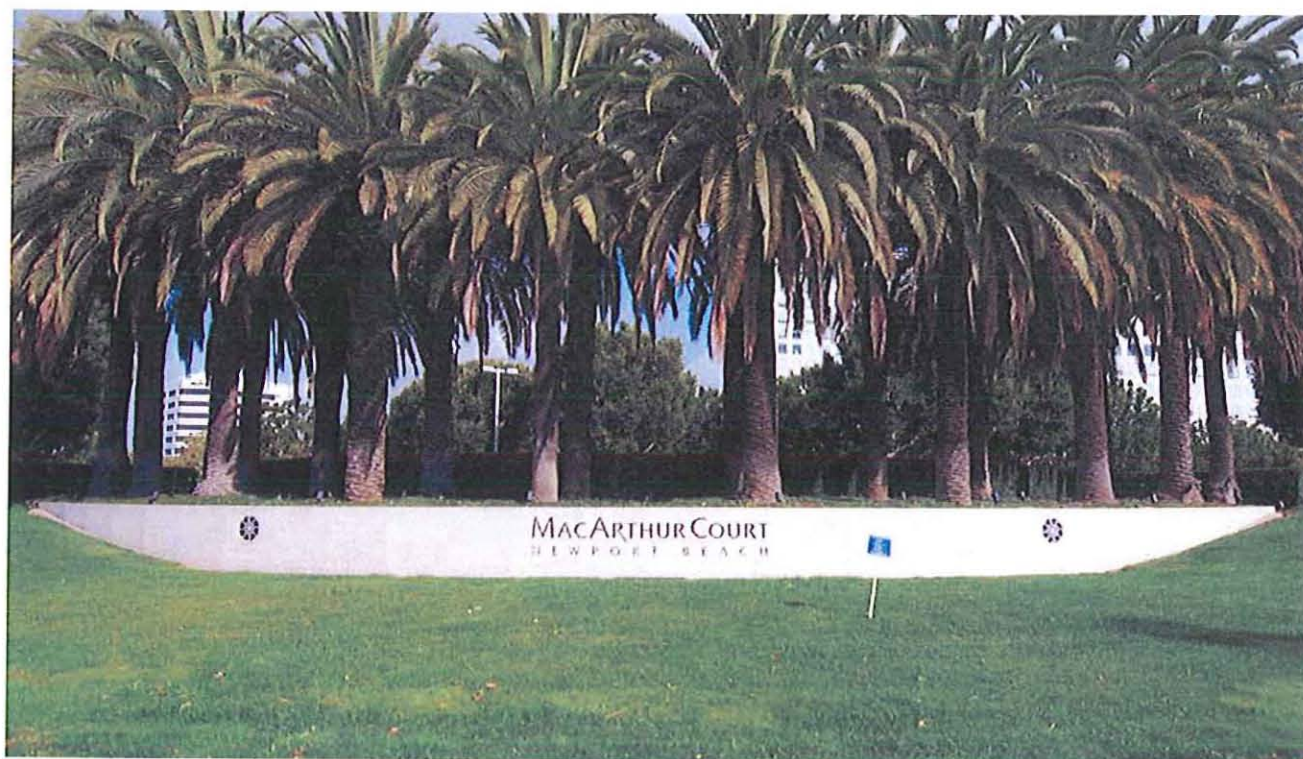
 **IRVINE COMPANY** | **OFFICE**
Since 1864 | **PROPERTIES**



3 | **DETAIL - INCISED/COLOR FILLED LETTERS - TYP.**
NOT TO SCALE



4 | **DETAIL - INCISED/COLOR FILLED SUNWAVE - TYP.**
NOT TO SCALE



1 | **EXISTING CONDITIONS - MACARTHUR & BIRCH SIGN**
NOT TO SCALE



2 | **EXISTING CONDITIONS - MACARTHUR & CAMPUS SIGN**
NOT TO SCALE



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MacArthur Court

Signage and Graphics Program
Newport Beach, California
Project No. 10045A

Irvine Company
Office Properties

Concept
Revised

01.05.12 MS
01.10.12 KK

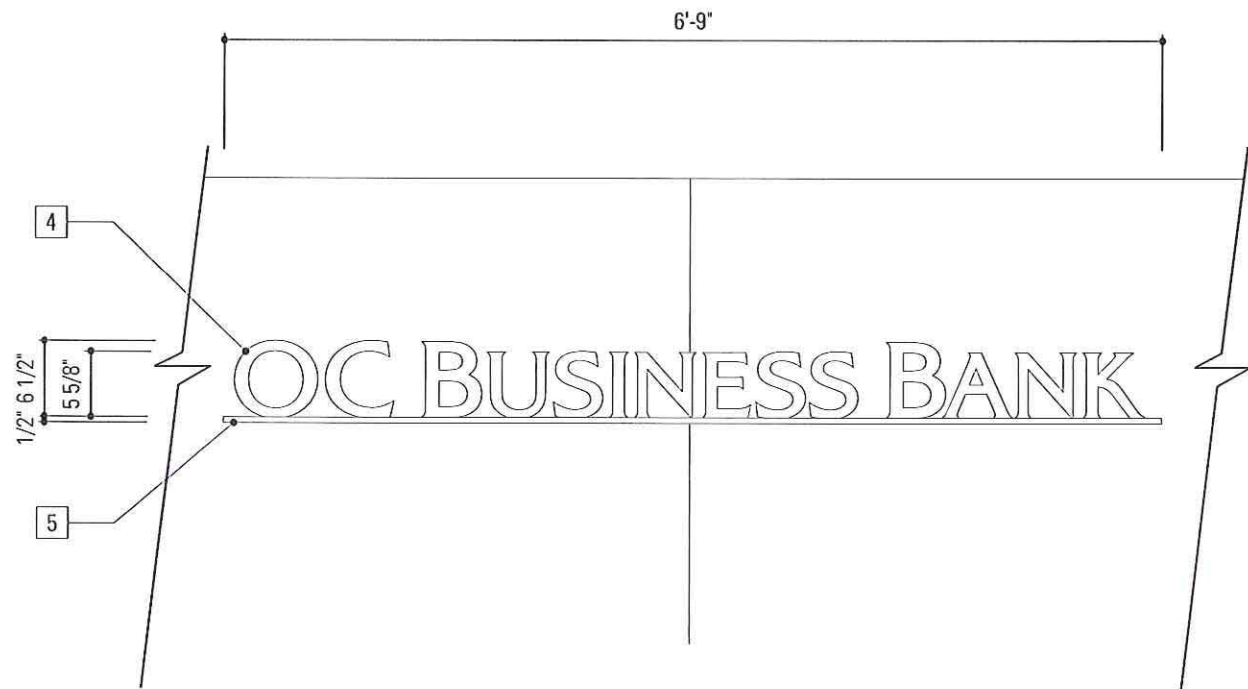
Wall Sign

Existing Conditions

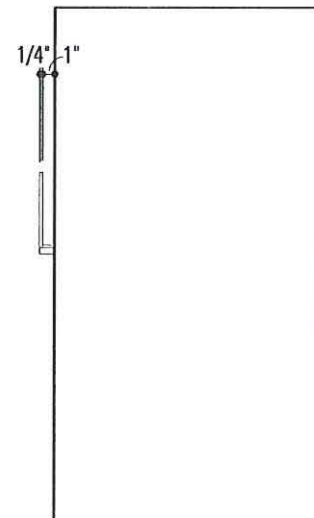
G1

NOTES

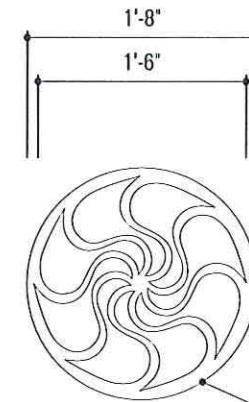
- 1 EXISTING 4'-8" HIGH WALL HAS 4' WIDE TRAVERTINE PANELS WITH BUTT JOINTS.
- 2 EXISTING GRAPHICS ARE INCISED INTO WALL AND COLOR FILLED.
- 3 NEW FABRICATED SIGNS.
- 4 1/4" THICK FLAT-CUT LETTERS WITH PAINT FINISH FIXED TO PAINTED METAL SUPPORT ROD.
- 5 1/2" THICK METAL SUPPORT ROD WITH PAINT FINISH MECHANICALLY FASTENED TO EXISTING WALL WITH BLIND ANCHOR STUDS AS REQ'D. ROD TO BE REMOVEABLE.
- 6 1/4" THICK ALUMINUM DISK WITH PAINT FINISH TO MATCH WALL MECHANICALLY FASTENED OVER EXISTING SUNWAVE WITH BLIND ANCHOR STUDS AS REQ'D. 1/8" THICK FLAT-CUT PAINTED ALUMINUM SUNWAVE LOGO IS FIXED TO FACE OF DISK.



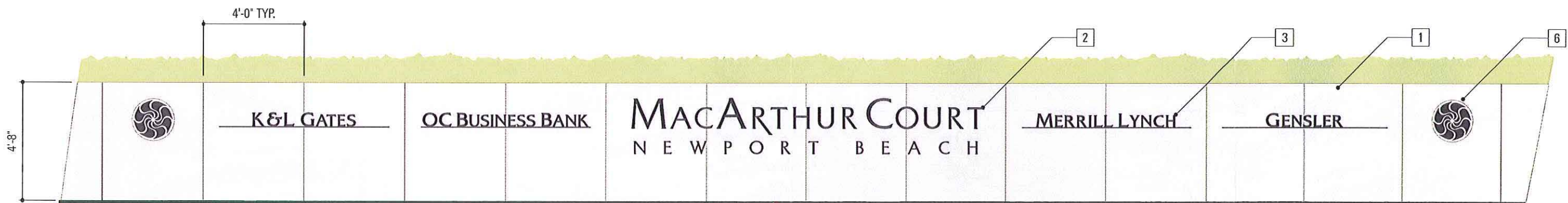
2 ELEVATION - LETTERS & ROD - TYPICAL
SCALE: 3/4" = 1'-0"



3 SIDE VIEW
SCALE: 3/4" = 1'-0"



4 SUNWAVE DETAIL
SCALE: 3/4" = 1'-0"



1 ELEVATION - WALL SIGN - OPTION 1
SCALE: 1/4" = 1'-0"



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MacArthur Court

Signage and Graphics Program
Newport Beach, California
Project No. 10045A

Irvine Company
Office Properties

Concept
Revised

01.05.12 MS
01.10.12 KK

Wall Sign

Elevations and Details

G2

Option 1



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Signage and Graphics Program
 Newport Beach, California
 Project No. 10045A

Irvine Company
 Office Properties

Concept
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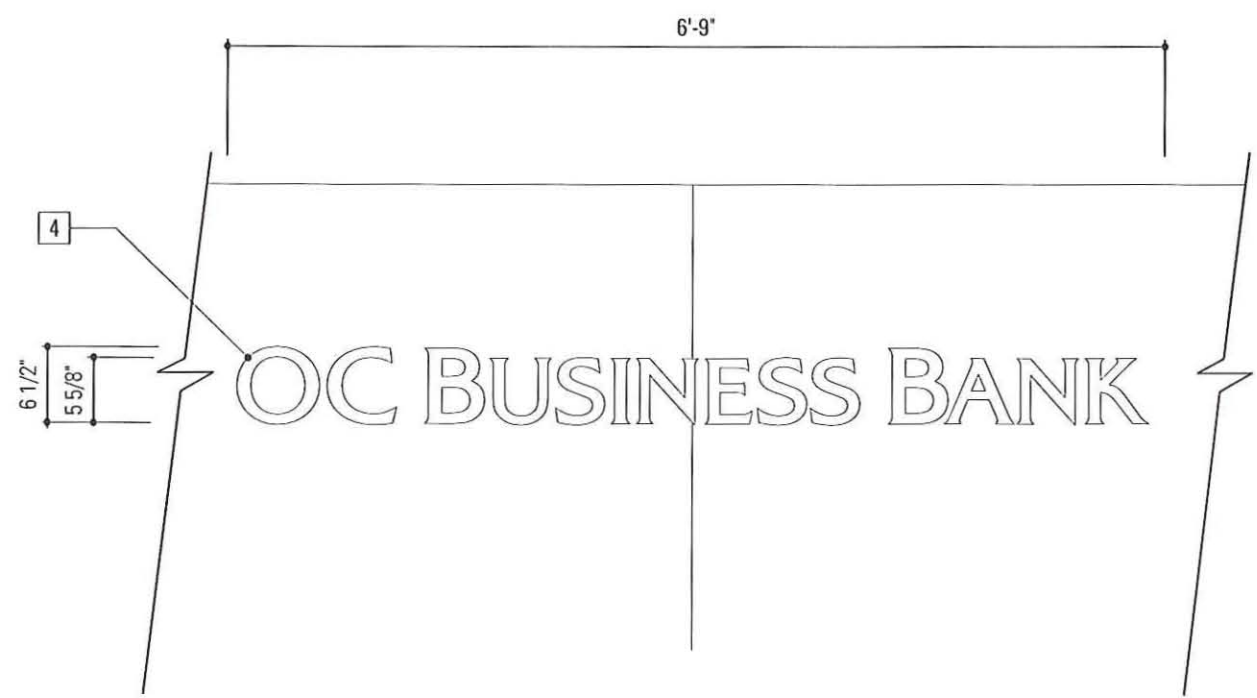
01.05.12 MS
 01.10.12 KK

Wall Sign

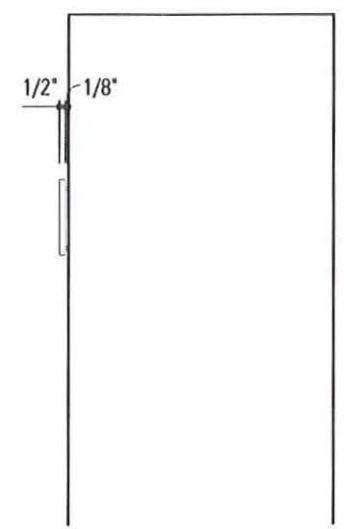
Photo Simulation

G3

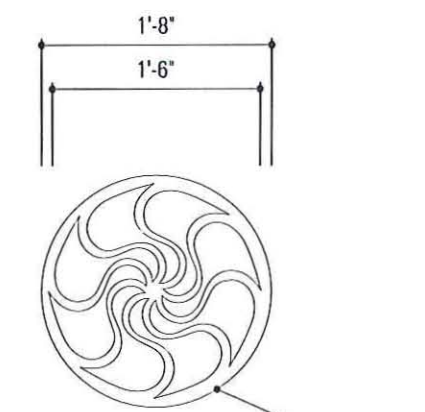
Option 1



2 ELEVATION - LETTERS & ROD - TYPICAL
SCALE: 3/4" = 1'-0"



3 SIDE VIEW
SCALE: 3/4" = 1'-0"



4 SUNWAVE DETAIL
SCALE: 3/4" = 1'-0"

- NOTES**
- 1** EXISTING 4'-8" HIGH WALL WITH 4" WIDE TRAVERTINE PANELS AND BUTT JOINTS.
 - 2** 1/2" THICK FLAT-CUT STAINLESS STEEL WITH BRUSHED FINISH MECHANICALLY FASTENED OVER EXISTING SIGN WITH BLIND ANCHOR STUDS AS REQ'D.
 - 3** NEW FABRICATED SIGNS.
 - 4** 1/2" THICK FLAT-CUT STAINLESS STEEL LETTERS WITH HORIZONTAL BRUSHED FINISH MECHANICALLY FIXED TO WALL WITH BLIND ANCHOR STUDS AND 1/8" STANDOFF. ALT - LETTERS FLUSH MOUNTED TO WALL WITH VHB TAPE AND SILICONE CEMENT AS REQUIRED.
 - 5** 1/2" THICK ALUMINUM DISK WITH PAINT FINISH TO MATCH WALL MECHANICALLY FASTENED OVER EXISTING SUNWAVE WITH BLIND ANCHOR STUDS AS REQ'D. 1/8" THICK FLAT-CUT STAINLESS STEEL SUNWAVE LOGO IS FIXED TO FACE OF DISK.
- NOTE:
EXISTING MACARTHUR COURT TYPE FONT TO BE INCREASED IN WEIGHT IN ORDER TO COVER UP EXISTING INCISED COPY.



1 ELEVATION - WALL SIGN - OPTION 1 - ALT. NO. 1
SCALE: 1/4" = 1'-0"

D
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MacArthur Court

Signage and Graphics Program
Newport Beach, California
Project No. 10045A

Irvine Company
Office Properties

Concept
Revised
01.05.12 MS
01.10.12 KK

Wall Sign

Elevations and Details

G3.1
Option 1
Alternate 1



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Signage and Graphics Program
 Newport Beach, California
 Project No. 10045A

Irvine Company
 Office Properties

Concept
 Revised

01.05.12 MS
 01.10.12 KK

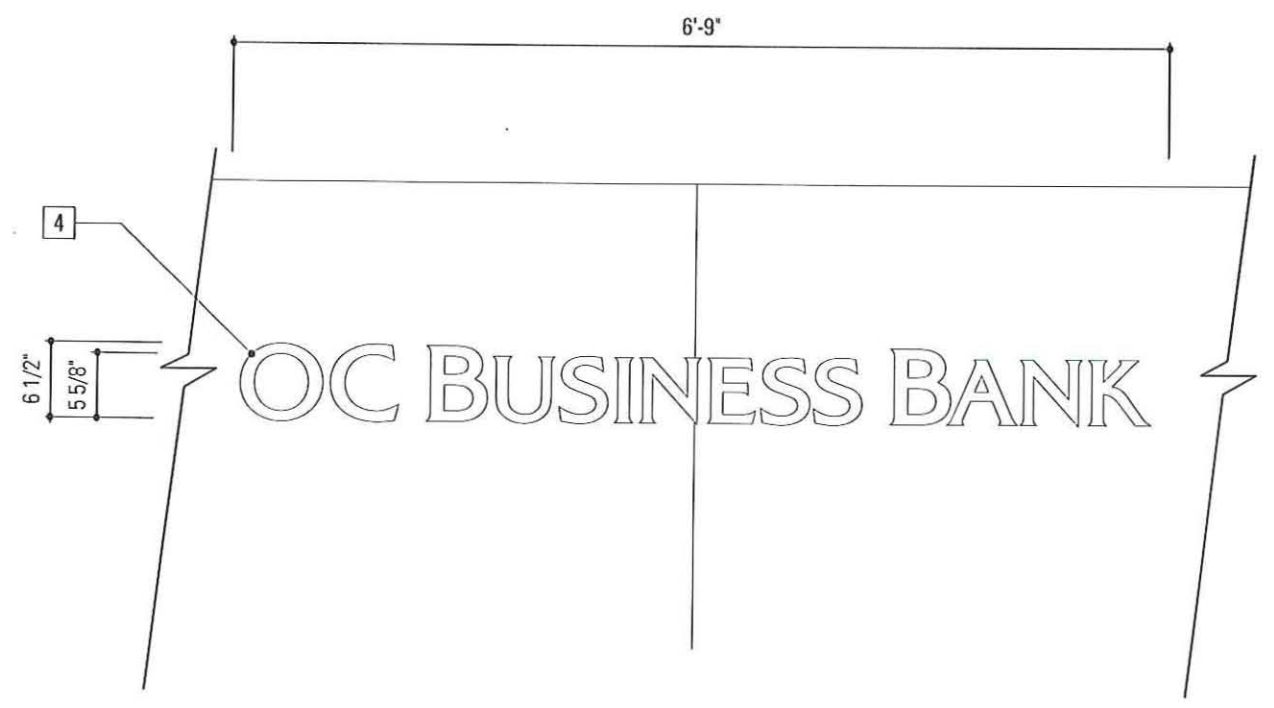
Wall Sign

Photo Simulation

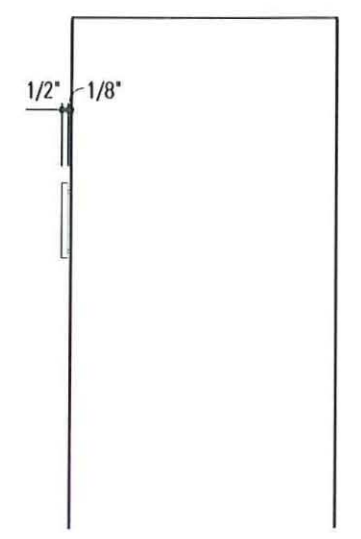
G3.2
 Option 1
 Alternate 1

NOTES

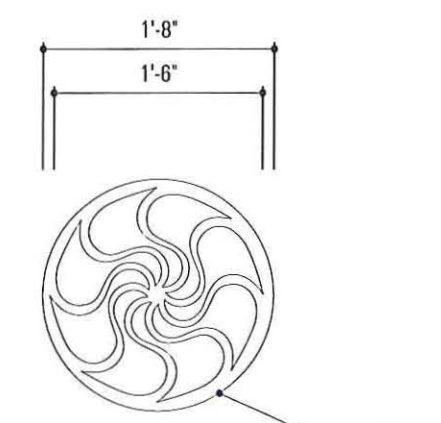
- 1 EXISTING 4'-8" HIGH WALL WITH 4" WIDE TRAVERTINE PANELS AND BUTT JOINTS.
- 2 EXISTING GRAPHICS ARE INCISED INTO WALL AND COLOR FILLED.
- 3 NEW FABRICATED SIGNS.
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ALT - LETTERS FLUSH MOUNTED TO WALL WITH VHB TAPE AND SILICONE CEMENT AS REQUIRED.
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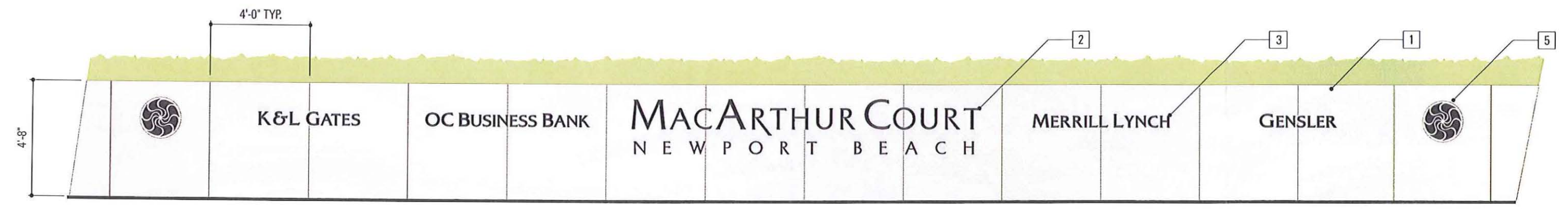
2 ELEVATION - LETTERS & ROD - TYPICAL
SCALE: 3/4" = 1'-0"



3 SIDE VIEW
SCALE: 3/4" = 1'-0"



4 SUNWAVE DETAIL
SCALE: 3/4" = 1'-0"



1 ELEVATION - WALL SIGN - OPTION 1 - ALT. NO. 2
SCALE: 1/4" = 1'-0"



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Newport Beach, California
Project No. 10045A

Irvine Company
Office Properties

Concept
Revised 01.05.12 MS
01.10.12 KK

Wall Sign

Elevations and Details

G3.3
Option 1
Alternate 2



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 Project No. 10045A

Irvine Company
 Office Properties

Concept
 Revised

01.05.12 MS
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Wall Sign

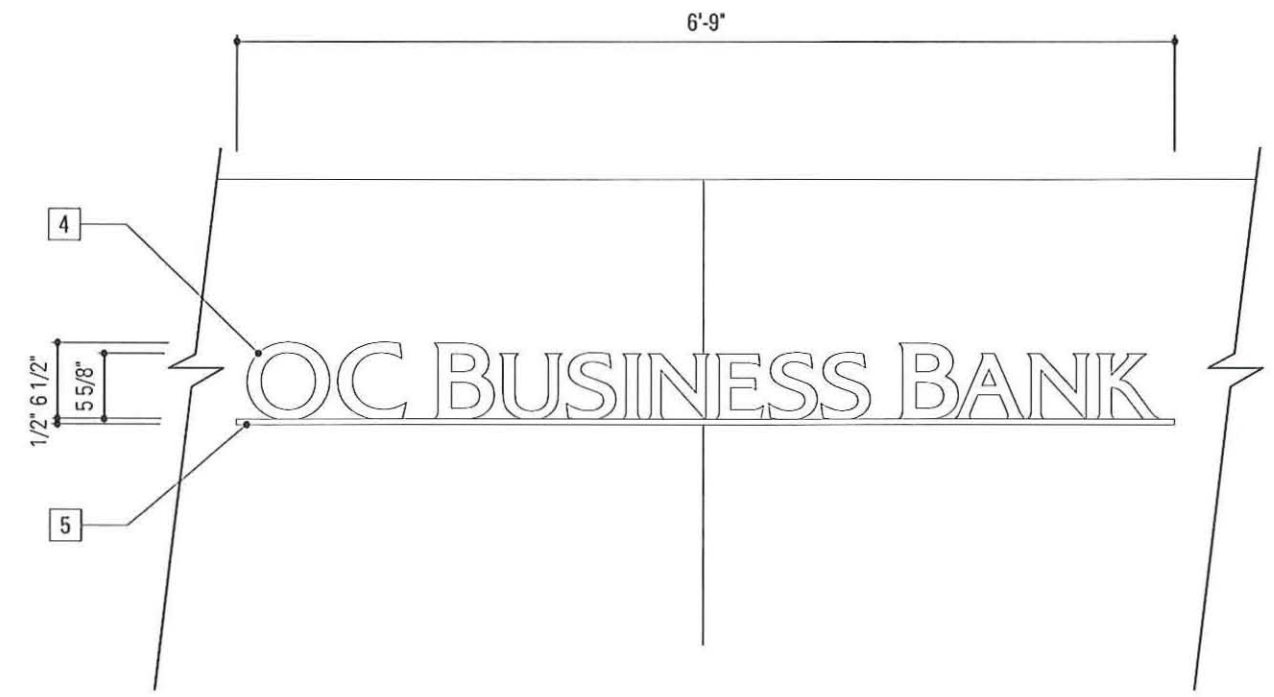
Elevations and Details

G3.4

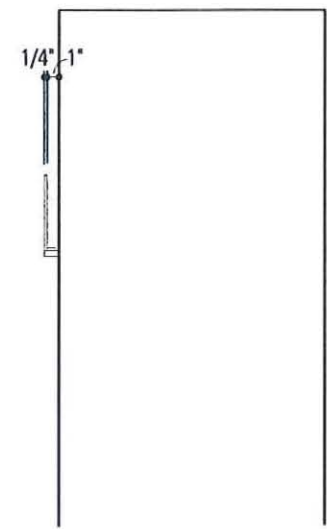
Option 1
 Alternate 2

NOTES

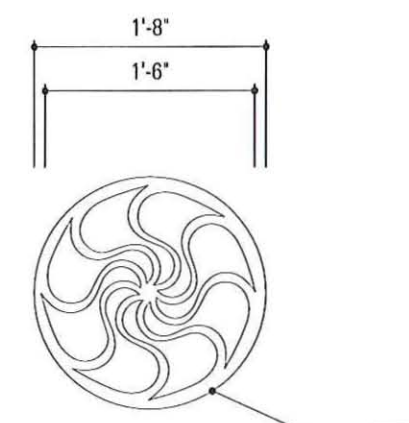
- 1 EXISTING 4'-8" HIGH WALL HAS 4" WIDE TRAVERTINE PANELS WITH BUTT JOINTS.
- 2 1/4" THICK FLAT-CUT LETTERS WITH PAINT FINISH ARE MECHANICALLY FASTENED OVER EXISTING SIGN WITH BLIND ANCHOR STUDS AS REQ'D.
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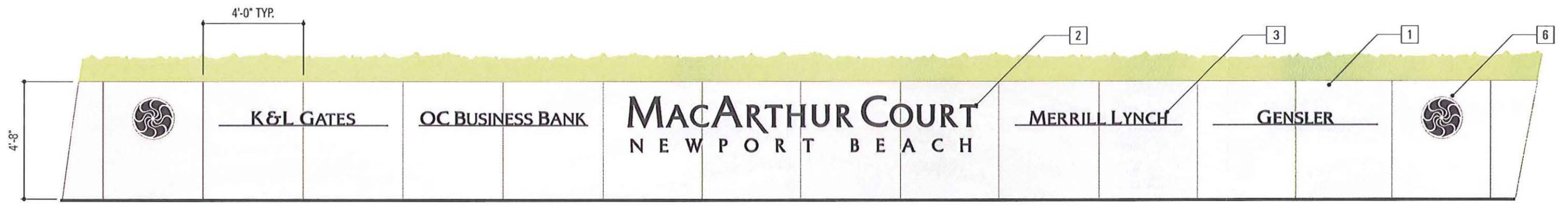
2 ELEVATION - LETTERS & ROD - TYPICAL
SCALE: 3/4" = 1'-0"



3 SIDE VIEW
SCALE: 3/4" = 1'-0"



4 SUNWAVE DETAIL
SCALE: 3/4" = 1'-0"



1 ELEVATION - WALL SIGN - OPTION 2
SCALE: 1/4" = 1'-0"



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Newport Beach, California
Project No. 10045A

Irvine Company
Office Properties

Concept
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01.05.12 MS
01.10.12 KK

Wall Sign

Elevations and Details

G4
Option 2



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 Project No. 10045A

Irvine Company
 Office Properties

Concept
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01.05.12 MS
 01.10.12 KK

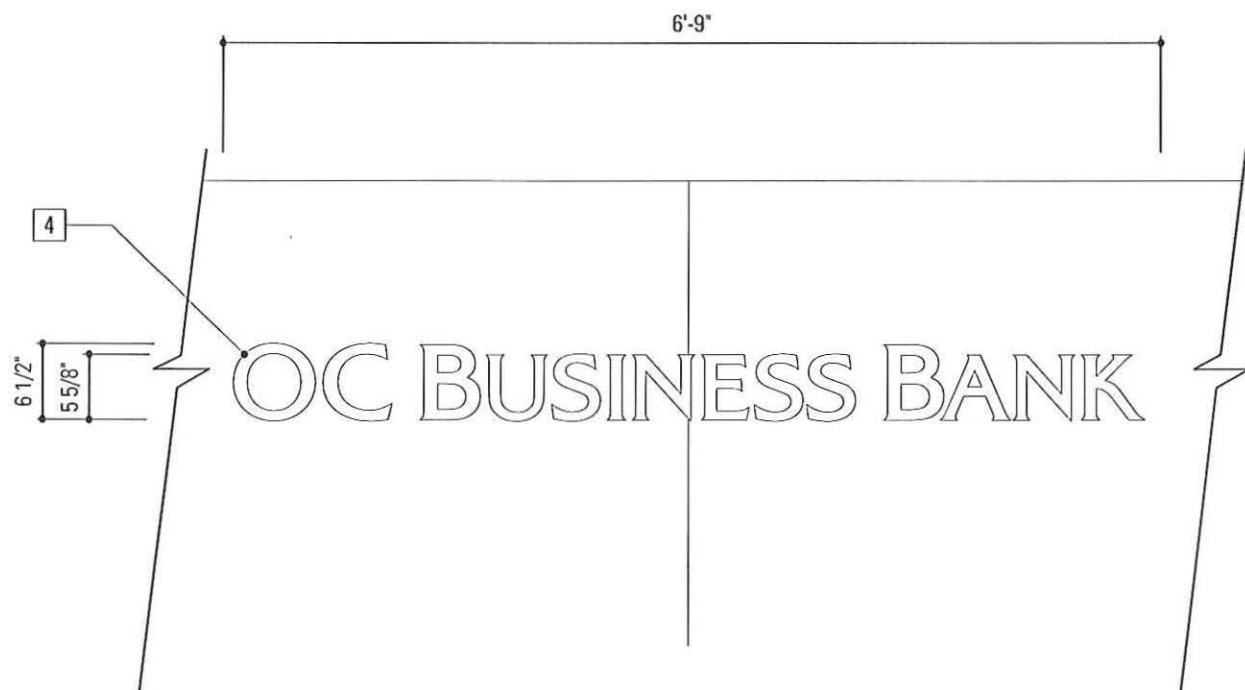
Wall Sign

Photo Simulation

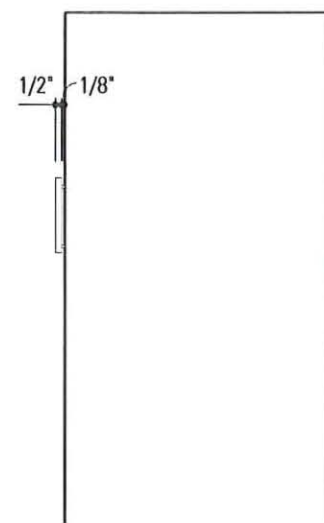
G5
 Option 2

NOTES

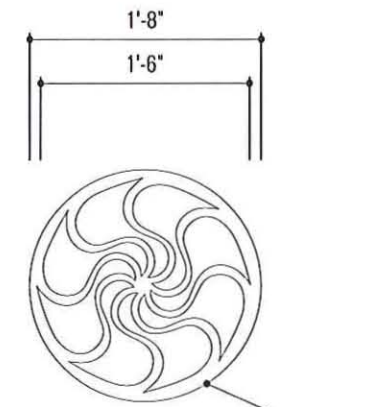
- 1 EXISTING 4'-8" HIGH WALL HAS 4' WIDE TRAVERTINE PANELS WITH BUTT JOINTS.
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- 4 1/2" THICK FLAT-CUT LETTERS WITH PAINT FINISH FIXED TO WALL WITH BLIND ANCHOR STUDS AND 1/8" STANDOFF.
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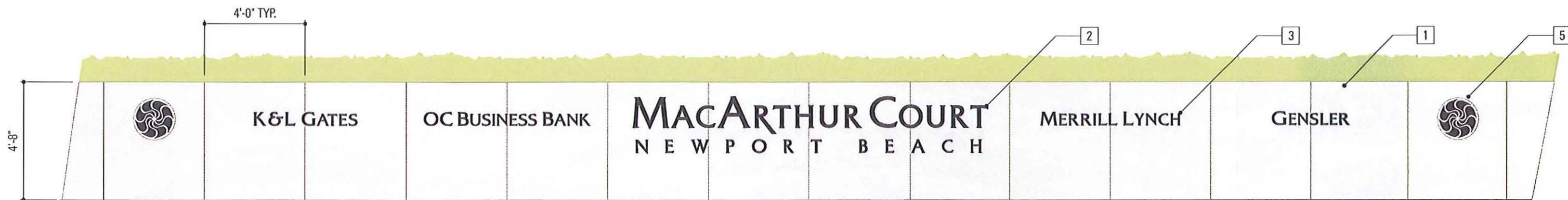
2 ELEVATION - LETTERS & ROD - TYPICAL
SCALE: 3/4" = 1'-0"



3 SIDE VIEW
SCALE: 3/4" = 1'-0"



4 SUNWAVE DETAIL
SCALE: 3/4" = 1'-0"



1 ELEVATION - WALL SIGN - OPTION 2 - ALT. NO. 1
SCALE: 1/4" = 1'-0"



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MacArthur Court

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Newport Beach, California
Project No. 10045A

Irvine Company
Office Properties

Concept
Revised

01.05.12 MS
01.10.12 KK

Wall Sign

Elevations and Details

G5.1
Option 2
Alternate 1



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MacArthur Court

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 Newport Beach, California
 Project No. 10045A

Irvine Company
 Office Properties

Concept
 Revised

01.05.12 MS
 01.10.12 KK

Wall Sign

Photo Simulation

G5.2

Option 2
 Alternate 1