



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 May 25, 2012

ZONING ADMINISTRATOR ACTIONS MAY 23, 2012

- Item 1: The Juice Bar - Minor Use Permit No. UP2012-005 (PA2012-045)
3000 Newport Boulevard
- Action: Approved by Resolution No. ZA2012-019 Council District 1
- Item 2: Carnation Lot Line Adjustment No. LA2011-002 (PA2011-194)
412 & 412 ½ Carnation Avenue
- Action: Continued to 06/13/2012 Council District 6

COMMUNITY DEVELOPMENT DIRECTOR OR PLANNING DIVISION STAFF ACTIONS

- Item 3: Trillium Consulting – Telecommunications Permit No. TP2011-007 (PA2011-069)
3333 West Coast Highway
- Action: Approved Council District 3
- Item 4: Flagship Health Center Monument Sign – Staff Approval No. SA2012-010 (PA2012-053)
466 Flagship Road
- Action: Approved Council District 2

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

Email Jon Lewis, Support Services Lt., NBPD (*Telecom Permit*)

RESOLUTION NO. ZA 2012-019

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, APPROVING MINOR USE PERMIT NO. UP2012-005 FOR THE JUICE BAR, A TAKE-OUT SERVICE LIMITED, EATING AND DRINKING ESTABLISHMENT LOCATED AT 3000 NEWPORT BOULEVARD (PA2012-045)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Chase Bray, with respect to property located at 3000 Newport Boulevard, and legally described as Lot 2 and a Portion of Lot 1, Block 331 of the Lancasters Addition, requesting approval of a Minor Use Permit.
2. The applicant proposes a Minor Use Permit to convert 1,400 square feet of commercial space to a take-out service, limited eating and drinking establishment, which will consist of a walk-in juice bar, incidental retail area, and will provide a maximum of six seats for customers. The requested hours of operation are 7:00 a.m. to 11:00 p.m., daily.
3. The subject property is located within the following: Zoning District - CV (Commercial Visitor-Serving), General Plan Land use Element designation - CV (Visitor Serving Commercial), and Coastal Land Use Plan - CV-A (Visitor Serving Commercial). These designations are intended to provide for areas appropriate for accommodations, goods, and services intended to serve primarily visitors to the City.
4. A public hearing was held on May 23, 2012, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

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

SECTION 3. REQUIRED FINDINGS.

Minor Use Permit

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

Finding

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

Facts in Support of Finding

1. The General Plan land use designation for this site is CV (Visitor Serving Commercial), which provides for areas that are appropriate for accommodations, goods, and services intended to serve primarily visitors to the City. The proposed juice bar is consistent with this land use designation category.
2. Take-out service limited, eating and drinking establishments are common in the vicinity and along Newport Boulevard. They are frequented by the surrounding businesses, travelers that visit the Balboa Peninsula and the City, and residents of the City.
3. The juice bar will contribute to the revitalization of the commercial corridor along this area of Newport Boulevard and is consistent with the goal of providing goods and services to this area.
4. The subject property is not part of a specific plan area.

Finding

B. *The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code:*

Facts in Support of Finding

1. The subject site is located in the CV (Commercial Visitor-Serving) Zoning District. The proposed juice bar includes an area for incidental retail sales, provides a maximum six seats for customers, and is allowed within the CV Zoning District subject to approval of a minor use permit, because it is closer than 500 feet from a residential zoning district.
2. The subject property is currently nonconforming for the following reasons: it is developed to a 0.9 FAR, while the Zoning Code allows to a 0.5 FAR; residential development is not a currently permitted use within the Zoning or General Plan designations for the site; and nine parking spaces are provided for the commercial uses on site, while 14 spaces are required. Because the parking

requirement for the previous use and proposed use remains the same (1 space per 250 square feet), the proposed use is not considered to be an intensification of the previous use and additional parking is not required.

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

Finding

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

Facts in Support of Finding

1. The hours of operation will be from 7:00 a.m. to 11:00 p.m. daily, which will allow the opportunity to maximize, while still closing at an early hour to minimize disturbances.
2. Properties adjacent to Newport Boulevard in this area are also designated CV and the surrounding commercial corridor contains various retail and visitor commercial uses including restaurants and take-out eating establishments, as well as general office uses. The properties in the neighboring areas to the east are zoned MU-W2 (Mixed-Use Water Related) and are developed with general office, various personal service, retail, and restaurant uses on the ground level and some have residential uses on the second level. Properties located to west of the commercial properties along Newport Boulevard are zoned R-2 (Two-Unit Residential) and some properties are located within a 500 foot radius of the proposed project. The proposed project is compatible with the existing and permitted uses within the surrounding neighborhood.

Finding

- D. *The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities:*

Facts in Support of Finding

1. The interior tenant space will be improved with the appropriate plumbing and utilities and will be permitted with approval of tenant improvement plans and issuance of all building permits required.
2. The number of parking spaces required for the proposed use does not exceed the number required for the previously existing use and there is adequate circulation and some parking spaces for customers. The location of the project

at the intersection of 30th Street and Newport Boulevard also provides easy accessibility for pedestrian traffic.

3. Adequate public and emergency vehicle access, public services, and utilities are provided to the residences and establishments on the site.

Finding

- E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding


1. The project has been reviewed and includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The hours of operation are reasonable and consistent with the neighborhood.
2. The take-out service limited, eating and drinking establishment will serve the visitors to the Balboa Peninsula and City, as well as employees of the various businesses in the area, and members of the surrounding residential communities.
3. The applicant will obtain Health Department approval and must comply with the California Building Code to ensure the safety and welfare of customers and employees within the establishment.
4. The applicant is required to control trash and litter around the subject property.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Use Permit No. UP2012-005, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. Minor Use Permit applications do not become effective until 14 days following the date of action. Prior to the effective date, the applicant or any interested party may appeal the decision of the Zoning Administrator to the Planning Commission by submitting a written appeal application to the Community Development Director. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

PASSED, APPROVED, AND ADOPTED THIS 23RD DAY OF MAY, 2012.



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division Conditions

1. The development shall be in substantial conformance with the approved site plan, floor plan(s) and building elevations dated with this date of approval. (Except as modified by applicable conditions of approval.)
2. This Minor Use Permit may be modified or revoked by the Zoning Administrator should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
3. Any change in operational characteristics, hours of operation, expansion in area, or other modification to the approved plans, shall require an amendment to this Use Permit or the processing of a new Use Permit.
4. Minor Use Permit No. UP2012-005 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Zoning Code, unless an extension is otherwise granted.
5. Should this business be sold or otherwise come under different ownership, any future owners or assignees shall be notified in writing of the conditions of this approval by the current owner or leasing company.
6. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
7. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
8. A copy of these conditions of approval shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
9. Prior to the issuance of building permits, any applicable Fair Share Traffic Contribution Fees shall be paid in accordance with Chapter 15.38 of the Newport Beach Municipal Code.
10. The take-out service, limited eating and drinking establishment shall be limited to six seats.

11. The hours of operation for the eating and drinking establishment are limited from 7:00 a.m. to 11:00 p.m., daily.
12. A covered wash-out area for refuse containers and kitchen equipment, with minimum useable area dimensions of 36-inches wide, 36-inches deep and 72-inches high, shall be provided, and the area shall drain directly into the sewer system, unless otherwise approved by the Building Manager and Public Works Director in conjunction with the approval of an alternate drainage plan.
13. No outside paging system shall be utilized in conjunction with this establishment.
14. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m., daily, unless otherwise approved by the Community Development Director, and may require an amendment to this use permit.
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 relate (directly or indirectly) to City's approval of **The Juice Bar** including, but not limited to **Use Permit No. UP2012-005** and the determination that the project is exempt under the requirements of the California Environmental Quality Act. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of the City's costs, attorneys' fees, and damages which the City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Building Division and Fire Department Conditions

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

19. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
20. All exits shall remain free of obstructions and available for ingress and egress at all times.

Public Works Department Conditions

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



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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COMMUNITY DEVELOPMENT DIRECTOR
ACTION LETTER

APPLICATION: Telecommunications Permit No. TP2011-007 (PA2011-069)
APPLICANT: Trillium Consulting
LOCATION: 3333 West Coast Highway
LEGAL DESCRIPTION: Portion of Block 2 , Tract 361, Irvine Subdivision

PROJECT REQUEST AND DESCRIPTION

Trillium Consulting has submitted an application requesting a telecommunications permit for AT&T to:

- Replace 12 panel antennas over three sectors. The new panel antennas will be six feet in height, replacing two sectors of four antennas each that are currently six feet in height and one sector of four antennas that is currently four feet in height;
- Install 12 remote radio units;
- Add a new screen wall and railing at Sector A, replacing an existing railing of the same height;
- Install one GPS antenna at an existing telecommunications facility on the rooftop of an office building; and
- Add two new equipment cabinets on the fifth floor within an existing equipment room

The property is located in the MU-W1 (Mixed-Use Water Related) District.

DIRECTOR'S ACTION: Approved with Conditions – May 23, 2012

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

The Community Development Director determined in this case that the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 15.70. The proposed project involves a modification of an existing telecommunications site where the

antennas will be adequately screened as a stealth facility and the overall height of the existing structure will not increase.

BACKGROUND

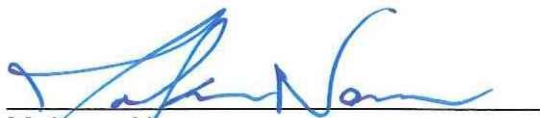
The existing AT&T wireless telecommunications facility was approved for installation administratively through the issuance of building permits prior to the adoption of Chapter 15.70. The facility is comprised of 12 existing panel antennas, which are roof mounted, and support equipment cabinets which are located within a fifth floor equipment room.

This approval supersedes Telecom Permit No. TP2010-011 (PA2010-074), that amended the existing telecom facility, and which upon vesting of the rights authorized by this application, shall become null and void following the issuance of building permits for the proposed project.

APPEAL PERIOD

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

On behalf of Kimberly Brandt, Community Development Director



Makana Nova
Assistant Planner

KB/mkn

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

VICINITY MAP

3333 West Coast Highway



Telecommunications Permit No. TP2011-007
(PA2011-069)

**FINDINGS AND
CONDITIONS OF APPROVAL
TELECOMMUNICATIONS PERMIT NO. TP2011-007
(PA2011-069)**

FINDINGS

1. The telecommunications facility as proposed meets the intent of Chapter 15.70 of the Newport Beach Municipal Code (NBMC), while ensuring public safety, reducing the visual effects of telecom equipment on public streetscapes, protecting scenic ocean and coastal views, and otherwise mitigating the impacts of such facilities for the following reasons:
 - The proposed telecom facility will not be detrimental to public health or safety because it is required to comply with the applicable rules, regulations and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
 - The telecom facility is located on an existing building, and any future proposed facility to be located within 1,000 feet of the existing facility shall be required to co-locate on the same site to limit the adverse visual effects of proliferation of facilities in the City.
 - Due to the location and design of the facility, there is no impact to public views.

2. The telecommunications facility as proposed conforms to the technology, height, location and design standards for the following reasons:
 - The telecom facility approved under this permit utilizes the most efficient and diminutive available technology in order to minimize the number of facilities and reduce the visual impact.
 - The subject property is zoned Mixed Use-Water Related (MU-W1) and has a maximum height limit of 26 feet for a flat structure, and 31 feet for a sloped structure. The existing building and screen wall, which was constructed in 1968 and 1989, respectively, was approved to exceed the maximum height limit of 35 feet pursuant to Use Permit No. UP1302 and Variance No. 1148. Section 15.70.050A, allows stealth facilities to be installed on structures that are permitted by right under Title 20. The facility, as currently proposed, complies with the definition for a stealth facility as all of the antennas will be screened from view behind a screen wall that mimics the existing building's architecture.
 - The antennas for the telecom facility approved by this permit will be roof-mounted and will be blended or screened from public view in a manner

consistent with the architectural style, color and materials of the building to avoid adverse impacts to views from land or buildings at higher elevations.

- The support equipment for the telecom facility will be placed within the building.
3. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Section 15301 Class 2 (Replacement or Reconstruction) for the following reasons:
- The project consists of modifications to an existing telecommunications facility.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, and elevations, except as noted in the following conditions.
2. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
3. This approval supersedes Telecom Permit No. TP2010-011 (PA2010-074) which upon vesting of the rights authorized by this application, shall become null and void following the issuance of building permits for the proposed project.
4. The telecom facility approved by this permit shall comply with all applicable rules, regulations and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
5. The telecom facility shall comply with all regulations and requirements of the Uniform Building Code, Uniform Fire Code, Uniform Mechanical Code and National Electrical Code. All required permits shall be obtained prior to commencement of the construction.
6. The telecom facility approved by the permit shall comply with any easements, covenants, conditions or restrictions on the underlying real property upon which the facility is located.
7. Any future facilities proposed by other carriers to be located within 1,000 feet from the subject property shall be approved to co-locate at the same site by the property owner or authorized agent, unless otherwise approved by the Planning Director
8. Prior to issuance of building permits, a deposit of \$1,000 shall be paid to the City of Newport Beach. This deposit is required by the Planning Division to ensure

preparation and submittal of the RF Compliance and Radiation Report, referenced in the above Condition. The deposit will be used to defray any and all fees associated with review of the report by an independent technical consultant, pursuant to Section 15.70.070 B-10 of the Telecom Ordinance. Any unused deposit fees will be refunded to the applicant upon determination of compliance with the approved frequency and FCC standards.

9. Within 30 days after installation of the telecom facility, a radio frequency (RF) compliance and radiation report prepared by a qualified RF engineer acceptable to the City shall be submitted in order to demonstrate that the facility is operating at the approved frequency and complies with FCC standards for radiation. If the report shows that the facility does not so comply, the use of the facility shall be suspended until the facility is modified to comply and a new report has been submitted confirming such compliance.
10. Prior to issuance of building permits, the applicant shall obtain a determination, in writing, from the Coastal Commission that the project as proposed is not a development under the California Coastal Act, or obtain Coastal Commission approval of the wireless telecommunications facility.
11. Prior to the issuance of any building, mechanical and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of this approval letter shall be incorporated into the drawings approved for the issuance of permits.
12. Prior to the issuance of building, mechanical, and/or electrical permits, the electrolyte quantity for all batteries per cabinet and the number of cabinets proposed and existing shall be identified on the project plans to determine fire requirements. Stationary storage battery systems having an electrolyte capacity of more than 50 gallons for flooded lead-acid, nickel, cadmium and valve-regulated lead-acid shall comply with California Fire Code 608.1.
13. The applicant shall not prevent the City of Newport Beach from having adequate spectrum capacity on the City's 800 MHz radio frequencies at any time.
14. Should interference with the City's Public Safety radio equipment occur, use of the telecom facility authorized by this permit shall be suspended until the radio frequency interference is corrected and verification of the compliance is reported.
15. The facility shall transmit at a frequency range of 869 to 880, 890 to 891.5, 1945 to 1965, and 740 to 746 MHz, and shall receive at a frequency range of 824 to 835, 845 to 846.5, 1865 to 1885, and 740 to 746 MHz. Any change or alteration to the frequency range shall require the prior review and approval of the Planning Director.

16. The applicant recognizes that the frequencies used by the cellular facility located at **3333 West Coast Highway** are extremely close to the frequencies used by the City of Newport Beach for public safety. This proximity will require extraordinary “comprehensive advanced planning and frequency coordination” engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the “Best Practices Guide” published by the Association of Public-safety Communications Officials-International, Inc. (APCO), and as endorsed by the Federal Communications Commission (FCC).
17. The applicant shall provide a “single point of contact” in its Engineering and Maintenance Departments that is monitored 24 hours per day to insure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number and e-mail address of that person shall be provided to the Planning Division and Newport Beach Police Department’s Support Services Commander prior to activation of the facility.
18. Appropriate information warning signs or plates shall be posted at the access locations and each transmitting antenna. In addition, contact information (e.g. a telephone number) shall be provided on the warning signs or plates to arrange for access to the roof top area. The location of the information warning signs or plates shall be depicted on the plans submitted for construction permits.
19. No advertising signage or identifying logos shall be displayed on the telecom facility except for small identification, address, warning and similar information plates. A detail of the information plates depicting the language on the plate shall be included in the plans submitted for issuance of building permits.
20. The telecom facility shall not be lighted except as deemed necessary by the Newport Beach Police Department for security lighting. The night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that direct rays do not shine on nearby properties. Prior to the final of building permits, the applicant shall schedule an evening inspection by the Code Enforcement Division to confirm compliance with this condition.
21. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
22. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the applicant, current property owner or leasing agent.
23. The applicant shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of the applicant to comply.
24. If any of the existing public improvements surrounding the site is damaged by the private work, new concrete sidewalk, curb and gutter, alley/street pavement, and

other public improvements will be required by the City at the time of private construction completion. Said determination and the extend of the repair work shall be made at the discretion of the Public Works Inspector.

25. The storage of all project related equipment during construction shall be on-site.
26. An approved Caltrans Encroachment Permit is required for all work activities within the Coast Highway right-of-way. Any lane closures will require Traffic Control plans.
27. All work in the public rights-of-way shall follow the City's Municipal Code Chapter 13.20 and/or Caltrans Encroachment Permit.
28. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Director by certified mail no less than 30 days prior to such action. The operator or property owner shall have 90 days from the date of abandonment or discontinuance to reactivate use of the facility, transfer the rights to use the facility to another operator, or remove the telecom facility and restore the site.
29. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 15.70 of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Division of any proposal to change the height or size of the facility; increase the size, shape or number of antennas; change the facility's color or materials or location on the site; or increase the signal output above the maximum permissible exposure (MPE) limits imposed by the radio frequency emissions guidelines of the FCC. Any changed circumstance shall require the operator to apply for a modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.
30. This telecom permit may be modified or revoked by the City Council should they determine that the facility or operator has violated any law regulating the telecom facility or has failed to comply with the requirements of Chapter 15.70 of the NBMC, or this telecom permit.
31. This approval shall expire unless exercised within 24 months from the date of approval.

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A/E DESIGN PACKAGE REVIEW STATUS

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

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

REVIEWED BY: (RE/PE)

FRP ENGINEER	SA	MARKET LEAD	CONSTRUCTION



AT&T MOBILITY-LTE

SITE NUMBER: LAC448

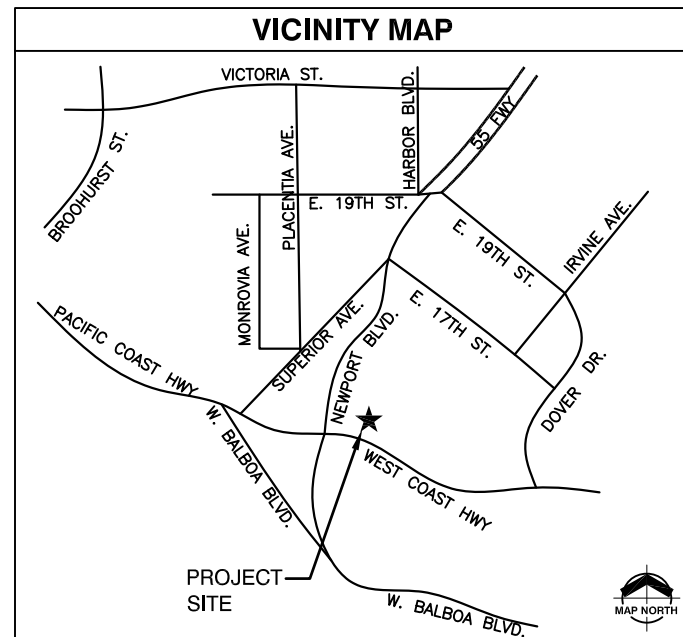
SITE NAME: NEWPORT / BALBOA

DRAWING INDEX

REV.

LAC448-T01	TITLE SHEET	5
LAC448-Z01	SITE PLAN	5
LAC448-Z02	EXISTING ANTENNA LAYOUT	5
LAC448-Z03	PROPOSED ANTENNA LAYOUT	5
LAC448-Z03.1	EQUIPMENT LAYOUT	5
LAC448-Z04	ELEVATIONS	5
LAC448-Z05	ELEVATIONS	5

VICINITY MAP



APPLICABLE CODES & STANDARDS

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

BUILDING CODE: CALIFORNIA BUILDING CODE 2010

FIRE CODE: CALIFORNIA FIRE CODE 2010, CH. 6, SECTION 608

ELECTRICAL CODE: CALIFORNIA ELECTRICAL CODE 2010
 NATIONAL ELECTRICAL CODE 2010
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 70)

LIGHTNING PROTECTION CODE: NFPA780-2010, LIGHTNING PROTECTION CODE

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

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

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

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

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

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

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS.

TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS.

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

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

PROJECT INFORMATION

SCOPE OF WORK: AT&T PROPOSES TO MODIFY, OPERATE AND MAINTAIN AN EXISTING UNMANNED TELECOM FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVAL OF (12) EXISTING AT&T ANTENNAS & REPLACE WITH (12) NEW 6' AT&T LTE PANEL ANTENNAS.
- INSTALLATION OF NEW INTERIOR EQUIPMENT RACK WITHIN EXISTING AT&T EQUIPMENT ROOM LOCATED ON THE 5TH LEVEL OF THIS EXISTING BUILDING.

SITE ADDRESS: 3333 PACIFIC COAST HWY.
 NEWPORT BEACH, CA 92663

PROPERTY OWNER: GOLDEN HILLS PROPERTIES, LLC
 233 BEAUDRY AVE., UNIT. #1110
 LOS ANGELES, CA 90012

CONTACT: LISA FIMBERG
 (310) 551-5431

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

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

A.P.N.: 049-130-19

LATITUDE (NAD 83): 33° 37' 15.28"

LONGITUDE (NAD 83): 117° 55' 37.50"

JURISDICTION: CITY OF NEWPORT BEACH

CURRENT USE: TELECOMMUNICATIONS FACILITY

PROPOSED USE: TELECOMMUNICATIONS FACILITY

CURRENT ZONING: C-1 COMMERCIAL

OCCUPANCY GROUP: B

NUMBER OF STORIES: 5

TYPE OF CONSTRUCTION: 1A SPRINKLERED

DRIVING DIRECTIONS

FROM AT&T OFFICE AT CERRITOS:

TAKE SR-91 EAST AND MERGE TO I-5 SOUTH, CONTINUE ON I-5 SOUTH THEN MERGE TO SR-55 SOUTH, TAKE PACIFIC COAST HWY. EXIT, TURN LEFT ONTO PACIFIC COAST HWY. ARRIVE AT 3333 PACIFIC COAST HWY. NEWPORT BEACH, CA 92663

NOTES

1001



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

NEWPORT / BALBOA
Site No. LAC448
USID: 12457
 3333 PACIFIC COAST HWY.
 NEWPORT BEACH, CA 92663

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

NO.	DATE	REVISIONS	BY	CHK	APP'D
5	5/09/12	CITY COMMENTS	BC	AGG	YJ
4	3/13/12	OWNER COMMENTS	BC	AGG	YJ
3	3/01/12	DRM COMMENTS	AGG	RA	YJ
2	12/12/11	DRM COMMENTS	RL	RA	YJ
1	07/12/11	REVISED PER LL COMMENTS	MV	AU	SM

SCALE: AS SHOWN DESIGNED: DRAWN:

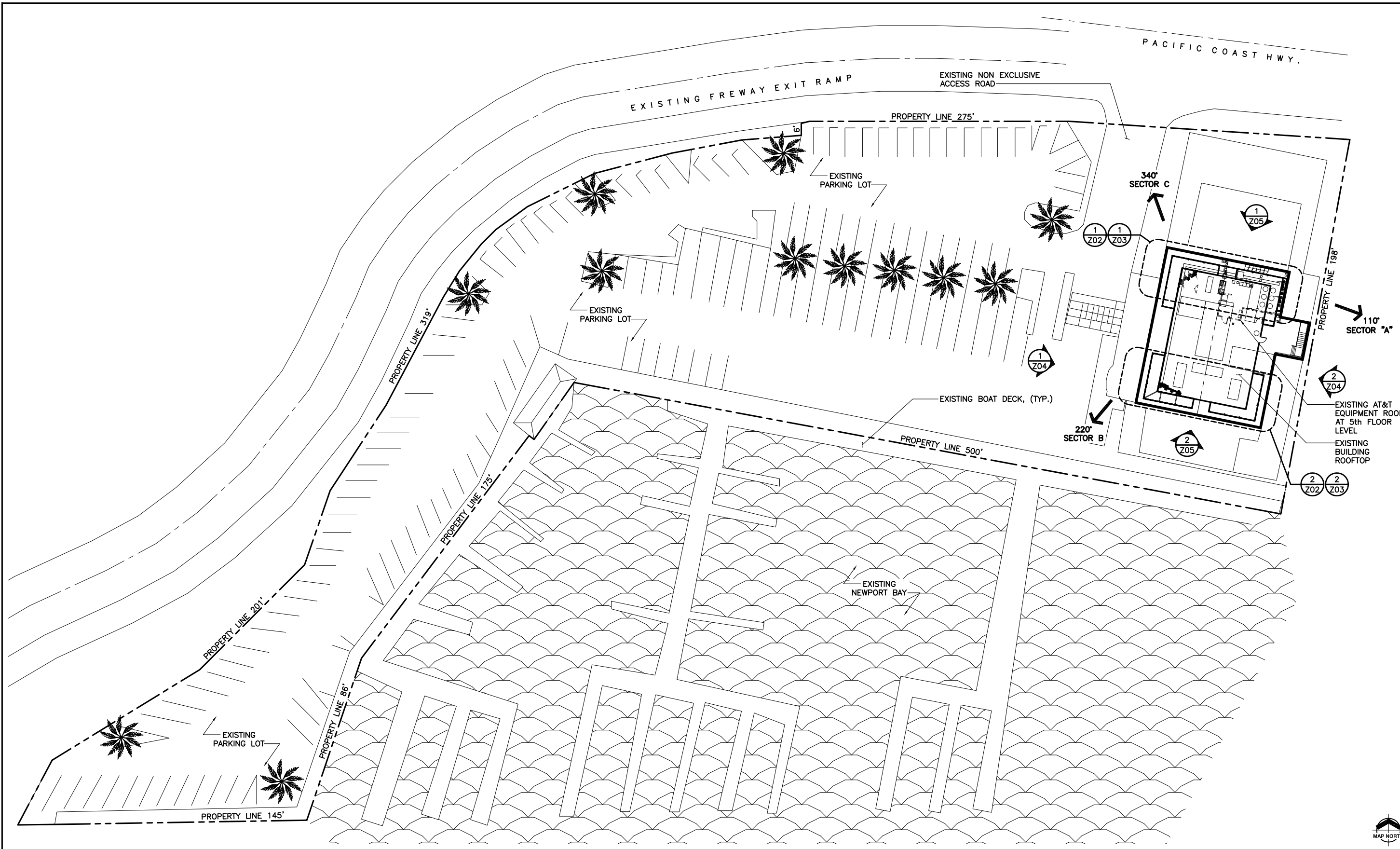
AT&T MOBILITY
LTE PROJECT (OPTIMUM)
TITLE SHEET

TNS I.D. NUMBER: 19-3034

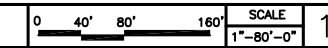
DRAWING NUMBER	REV
25471-610-TE	5

LAC448-T01

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SITE PLAN



TELESPAN NETWORK SERVICES
1748 W. KATELLA AVE., SUITE 106, ORANGE, CA 92667
VOICE: 714.464.3205 FAX: 714.464.3210

NEWPORT / BALBOA
Site No. LAC448
USID: 12457
3333 PACIFIC COAST HWY.
NEWPORT BEACH, CA 92663

TNS I.D. NUMBER: 19-3034

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

NO.	DATE	REVISIONS	BY	CHK	APP'D
5	5/09/12	CITY COMMENTS	BC	AGG	YJ
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2	12/12/11	DRM COMMENTS	RL	RA	YJ
1	07/12/11	REVISED PER LL COMMENTS	MV	AU	SM

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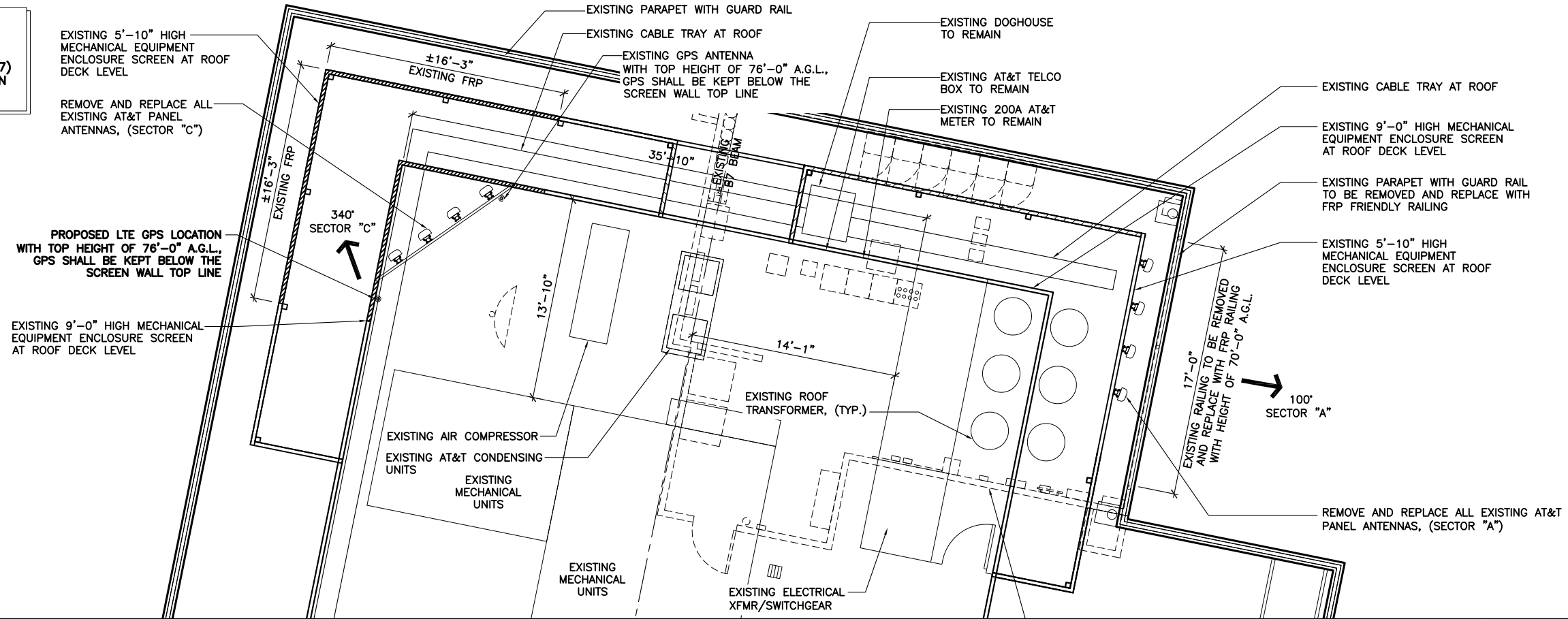
AT&T MOBILITY

LTE PROJECT (OPTIMUM)
SITE PLAN

DRAWING NUMBER: 25471-610-TE LAC448-Z01

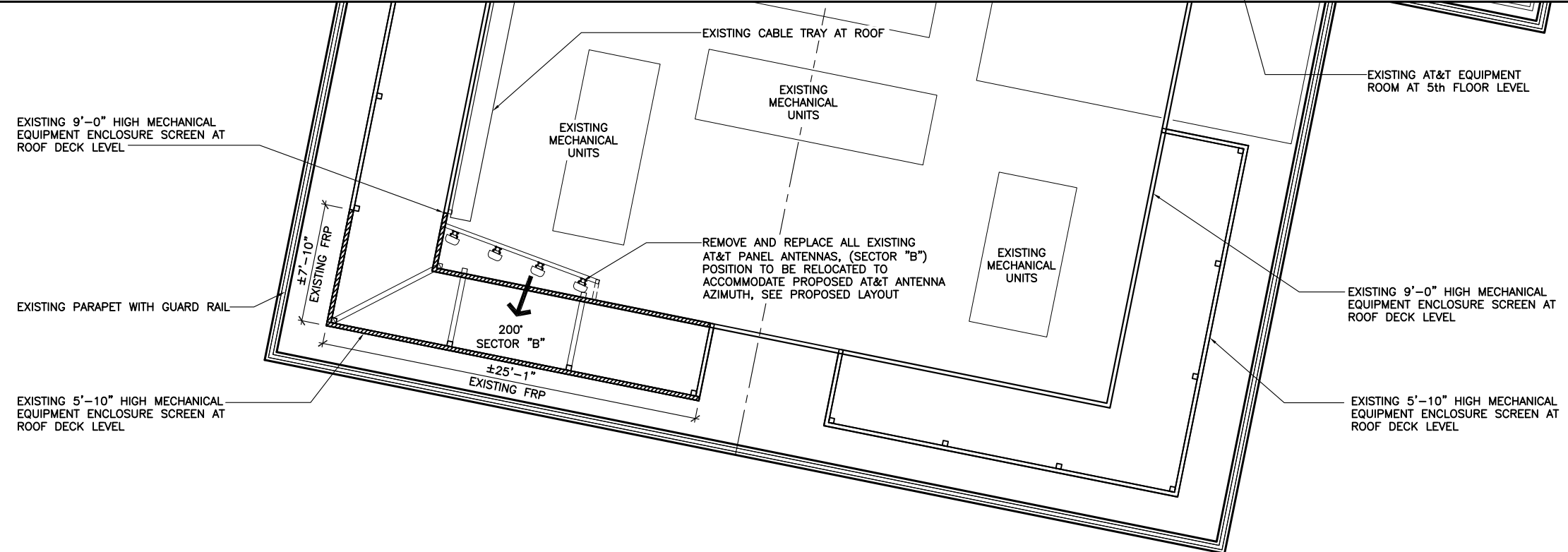
REV 5

NOTE:
 CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING CONCRETE BEAM (B7) AND POSITION SUNWEST CABINET AS SHOWN PER PLAN



EXISTING ANTENNA-SECTOR "A" & "C"

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



EXISTING ANTENNA-SECTOR "B"

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



NEWPORT / BALBOA
 Site No. LAC448
 USID: 12457
 3333 PACIFIC COAST HWY.
 NEWPORT BEACH, CA 92663

TNS I.D. NUMBER: 19-3034



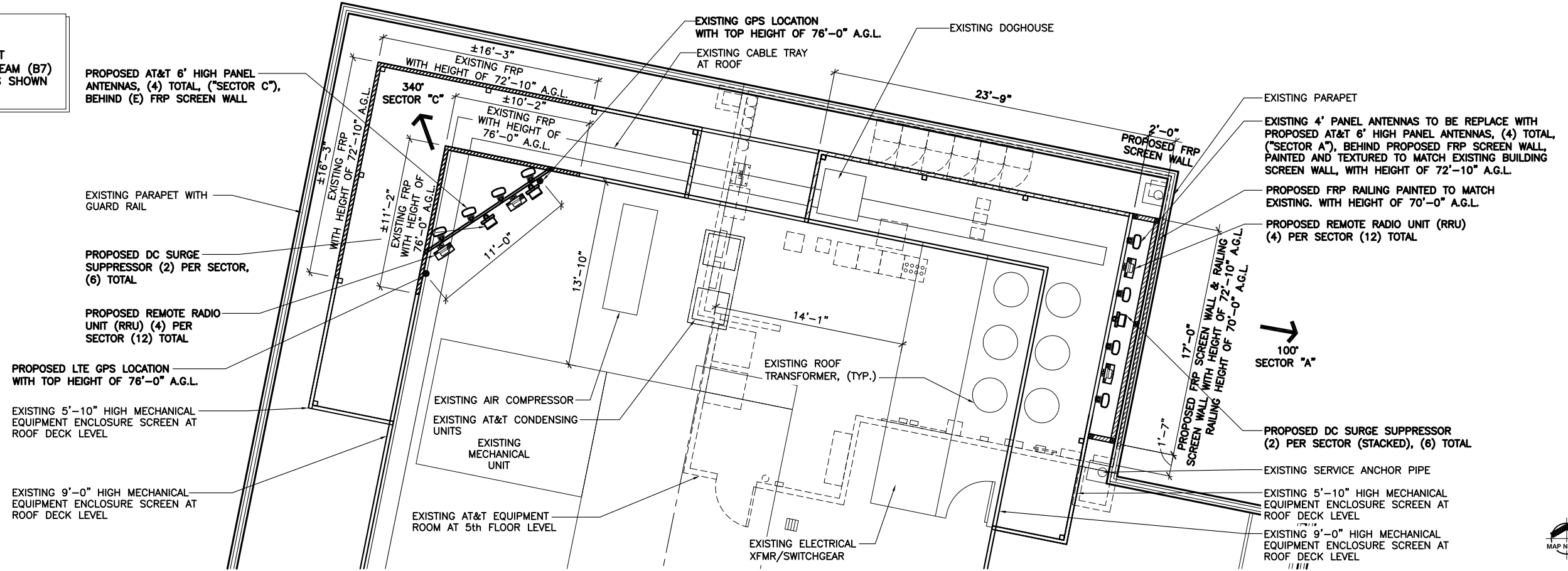
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3	3/01/12	DRM COMMENTS	AGG	RA	YJ
2	12/12/11	DRM COMMENTS	RL	RA	YJ
1	07/12/11	REVISED PER LL COMMENTS	MV	AU	SM

SCALE: AS SHOWN DESIGNED: DRAWN:

AT&T MOBILITY	
LTE PROJECT (OPTIMUM)	
EXISTING ANTENNA LAYOUT	
DRAWING NUMBER	REV
25471-610-TE	LAC448-202
	5

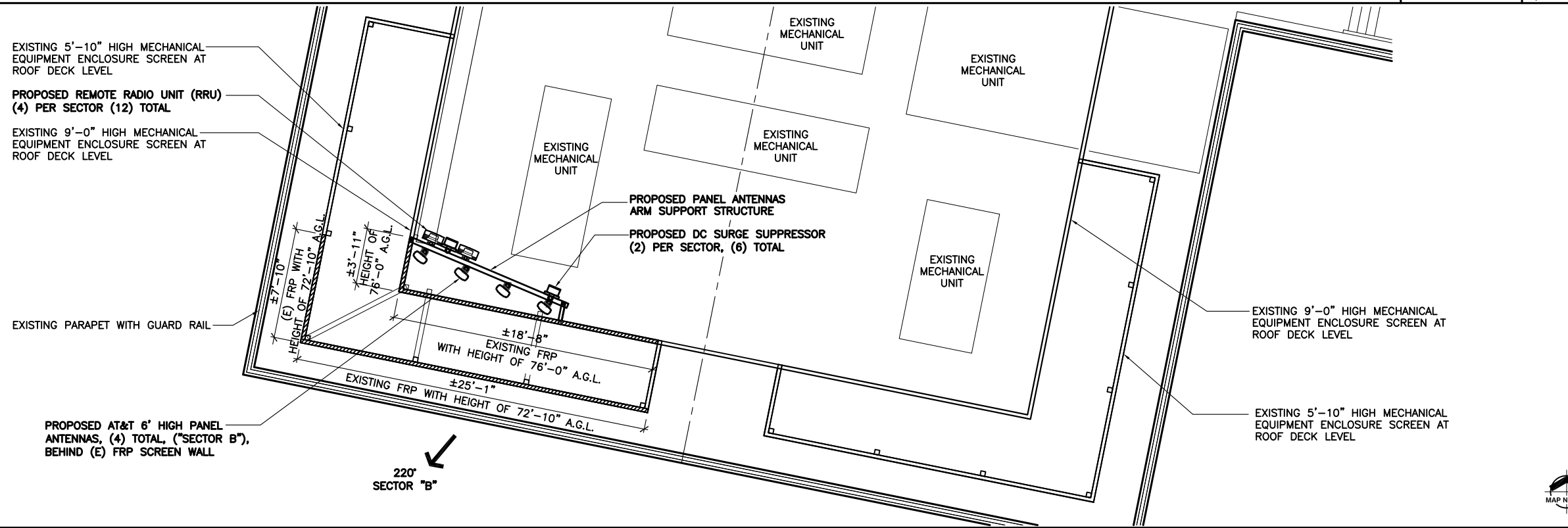
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NOTE:
 CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING CONCRETE BEAM (B7) AND POSITION SUNWEST CABINET AS SHOWN PER PLAN



PROPOSED ANTENNA-SECTOR "A" & "C"

SCALE 1/4"=1' 1



PROPOSED ANTENNA-SECTOR "B"

SCALE 1/4"=1' 2



NEWPORT / BALBOA
 Site No. LAC448
 USID: 12457
 3333 PACIFIC COAST HWY.
 NEWPORT BEACH, CA 92663

TNS I.D. NUMBER: 19-3034



NO.	DATE	REVISIONS	BY	CHK	APP'D
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2	12/12/11	DRM COMMENTS	RL	AU	YJ
1	07/12/11	REVISED PER LL COMMENTS	MV	AU	SM

SCALE: AS SHOWN DESIGNED: DRAWN:

AT&T MOBILITY	
LTE PROJECT (OPTIMUM)	
EXISTING & PROPOSED ANTENNA LAYOUT PLAN	
DRAWING NUMBER	REV
25471-610-TE	5
LAC448-203	

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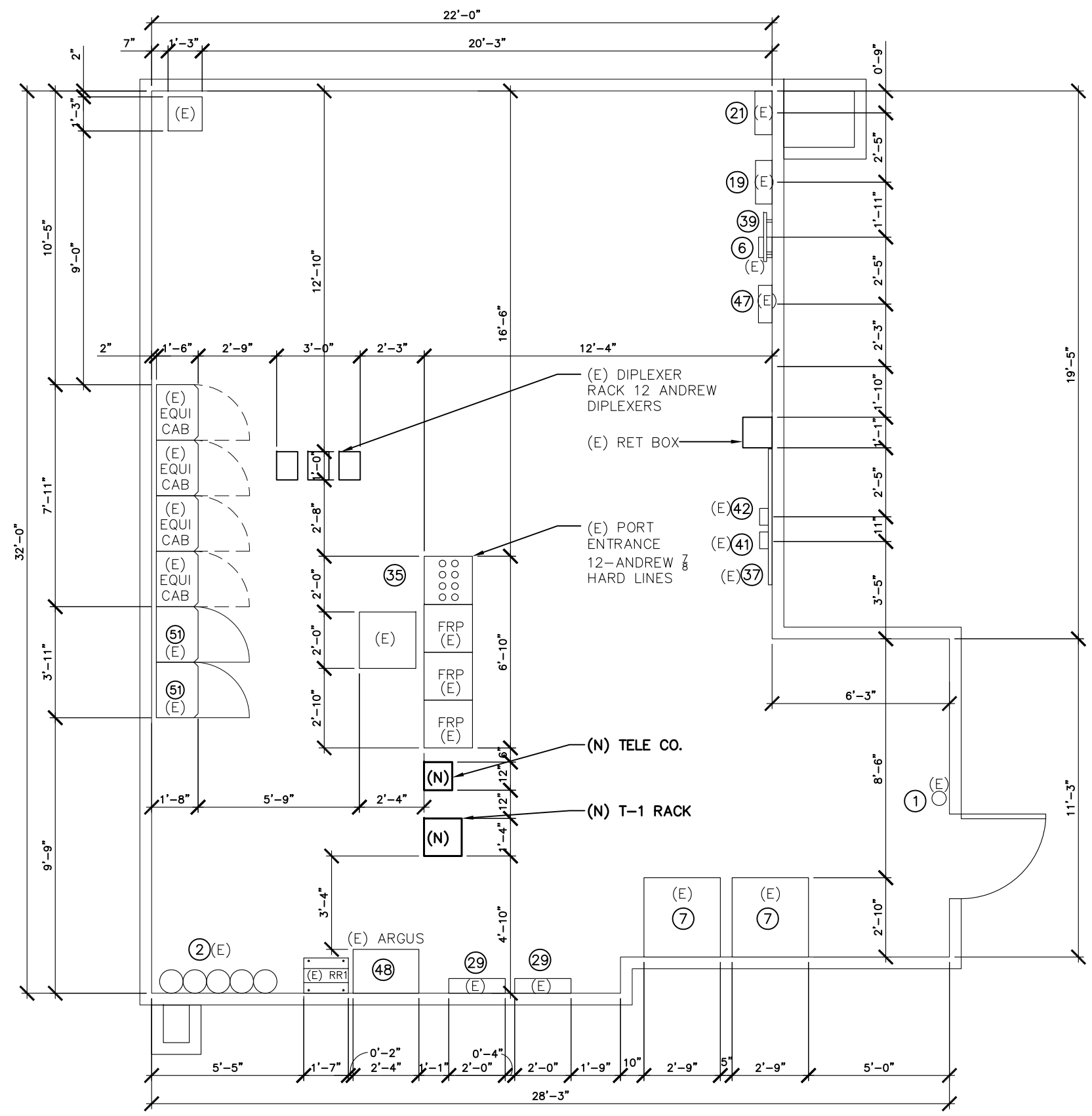
EXISTING EQUIPMENT LEGEND

- ① FIRE EXTINGUISHER
- ② FIRE SUPPRESSION/HALON
- N/A ③ FIRE SUPPRESSION/FM 200
- N/A ④ EMERGENCY LIGHTS
- N/A ⑤ FIRST AID KIT
- ⑥ EMERGENCY EYE AND SKIN WASH STATION
- ⑦ BATTERIES/GEL CELL _____ AMP/HR
- N/A ⑧ BATTERY DISCONNECT _____ AMP
- N/A ⑨ 24VDC POWER BOARD _____ AMP
- N/A ⑩ 48VDC POWER BOARD _____ AMP
- N/A ⑪ DC TO DC CONVERTER
- N/A ⑫ INVERTER 1 _____ AMP
- N/A ⑬ INVERTER 2 _____ AMP
- N/A ⑭ COMMERCIAL AC METER
- N/A ⑮ ELECTRICAL SERVICE ENTRANCE PANEL
- N/A ⑯ COMMERCIAL AC SERVICE DISCONNECT
- N/A ⑰ AC TRANSFORMER _____ KVA
- N/A ⑱ COMMERCIAL AC LOAD CENTER _____ AMP
- N/A ⑲ AC MAIN BREAKER PANEL
- N/A ⑳ AC SURGE SUPPRESSOR _____ PRI _____ SEC
- N/A ㉑ TRANSFER SWITCH/MANUAL
- N/A ㉒ TRANSFER SWITCH/AUTOMATIC
- N/A ㉓ PORTABLE GENERATOR PLUG
- N/A ㉔ STANDBY GENERATOR _____ KW
- N/A ㉕ AC LEG BOOSTER (S)
- N/A ㉖ EXTERNAL SECURITY LIGHTING
- N/A ㉗ TOWER OBSTRUCTION LIGHTING CONTROL BOX
- N/A ㉘ GFCI OUTLET
- ㉙ HVAC UNIT
- N/A ㉚ THERMOSTAT/HVAC CONTROLS
- N/A ㉛ HUMIDIFIER
- N/A ㉜ DE HUMIDIFIER (ROOM)
- N/A ㉝ DE HUMIDIFIER (COAX/WAVEGUIDE)
- N/A ㉞ SUMP PUMP
- N/A ㉟ CABLE ENTRANCE PANEL/ PORT
- N/A ㊱ QUARTER WAVE STUB (QWS)
- N/A ㊲ TELCO BOARD: _____ X _____
- N/A ㊳ TELCO GROUND BAR: _____ X _____
- N/A ㊴ MASTER GROUND BAR (MGB): _____ X _____
- N/A ㊵ POWER PLANT RETURN BAR: _____ X _____
- ㊶ NIU (S)
- N/A ㊷ CSU (S)
- N/A ㊸ PHONE (POTS)
- N/A ㊹ 66 BLOCK
- N/A ㊺ DSX PANEL _____ POS.
- N/A ㊻ MDF
- ㊼ ALARM DEMARCATION
- ㊽ RECTIFIER
- N/A ㊾ VENT INTAKE LOUVER
- N/A ㊿ CONTROL UNIT
- ① 3206 UMTS (3rd CARRIER) CABINET

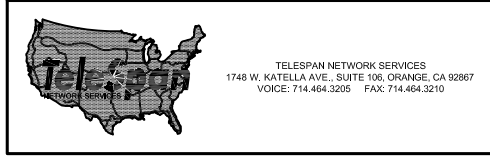
LEGEND

- EXISTING
- NEW EQUIPMENT

NOTE:
NEW EQUIPMENT TO BE ADDED TO LEASE SPACE.



EQUIPMENT LAYOUT PLAN



NEWPORT / BALBOA
Site No. LAC448
USID: 12457
 3333 PACIFIC COAST HWY.
 NEWPORT BEACH, CA 92663

TNS I.D. NUMBER: 19-3034



NO.	DATE	REVISIONS	BY	CHK	APP'D
5	5/09/12	CITY COMMENTS	BC	AGG	YJ
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3	3/01/12	DRM COMMENTS	AGG	RA	YJ
2	12/12/11	DRM COMMENTS	RL	RA	YJ
1	07/12/11	REVISED PER LL COMMENTS	MV	AU	SM

SCALE: AS SHOWN DESIGNED: DRAWN:

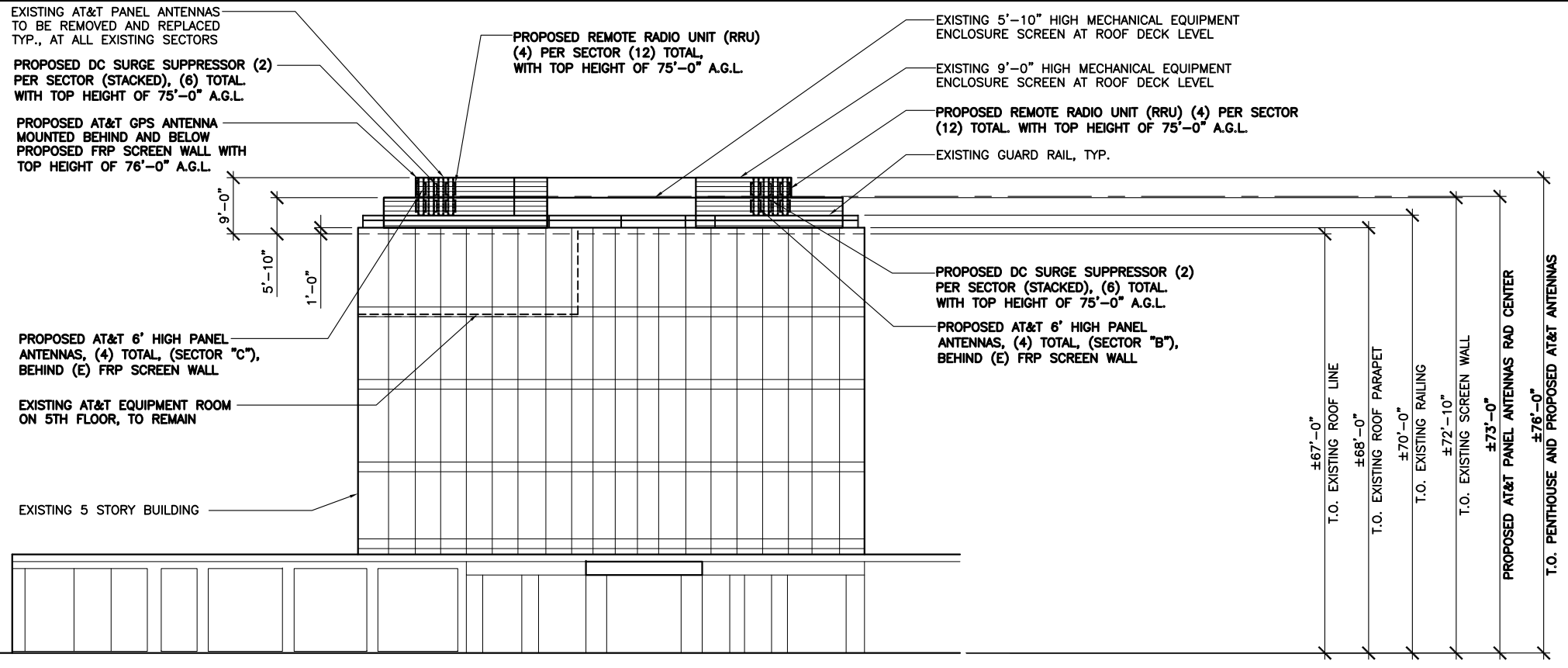
AT&T MOBILITY

EQUIPMENT LAYOUT PLAN

DRAWING NUMBER: 25471-610-TE LAC448-203.1

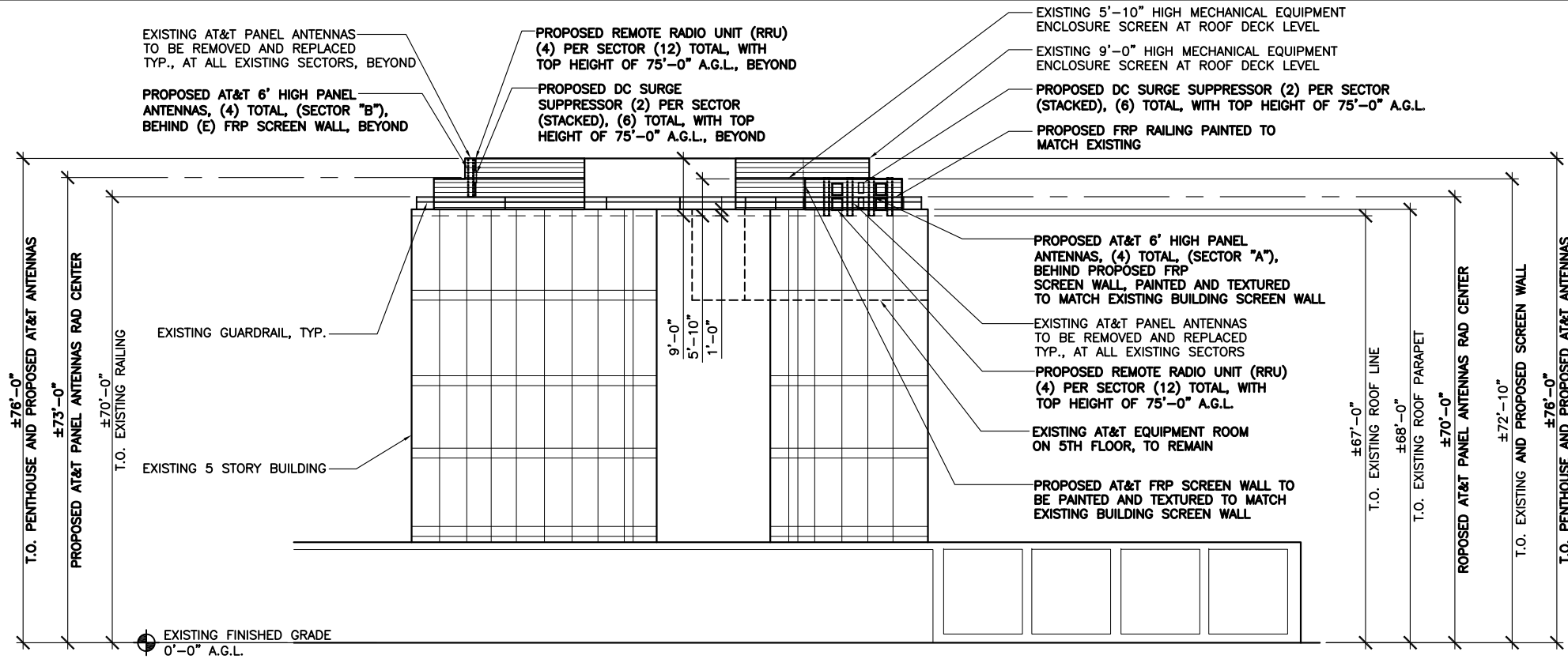
REV: 5

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NORTH/WEST ELEVATION

0 4' 8' 16' SCALE 3/32"=1' 1



SOUTH/EAST ELEVATION

0 4' 8' 16' SCALE 3/32"=1' 2



TELESPAN NETWORK SERVICES
1748 W. KATELLA AVE., SUITE 106, ORANGE, CA 92667
VOICE: 714.464.3205 FAX: 714.464.3210

NEWPORT / BALBOA
Site No. LAC448
USID: 12457
3333 PACIFIC COAST HWY.
NEWPORT BEACH, CA 92663

TNS I.D. NUMBER: 19-3034



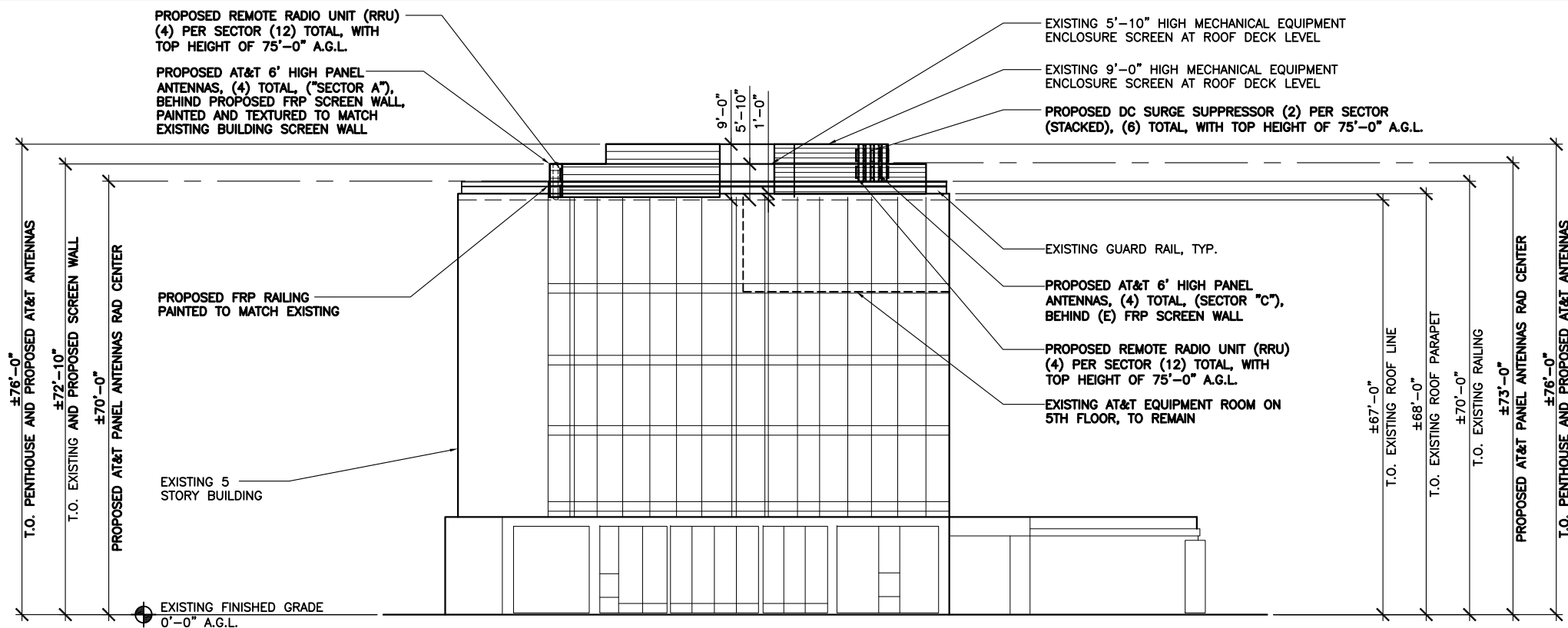
AT&T MOBILITY
12900 PARK PLAZA DRIVE,
CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
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3	3/01/12	DRM COMMENTS	AGG	RA	YJ
2	12/12/11	DRM COMMENTS	RL	RA	YJ
1	07/12/11	REVISED PER LL COMMENTS	MV	AU	SM

SCALE: AS SHOWN DESIGNED: DRAWN:

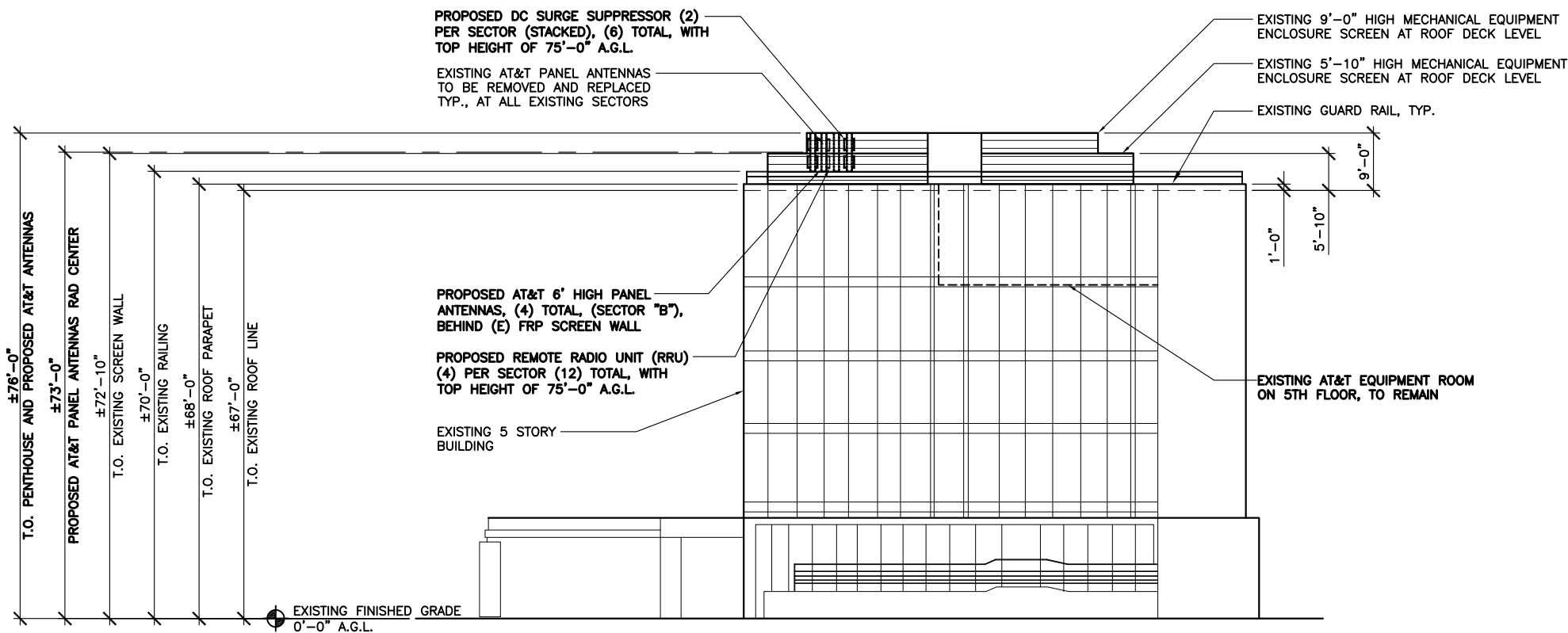
AT&T MOBILITY	
LTE PROJECT (OPTIMUM)	
ELEVATIONS	
DRAWING NUMBER	REV
25471-610-TE	5
LAC448-Z04	

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NORTH/EAST ELEVATION

0 4' 8' 16' SCALE 3/32"=1' 1



SOUTH/WEST ELEVATION

0 4' 8' 16' SCALE 3/32"=1' 2



TELESPAN NETWORK SERVICES
1748 W. KATELLA AVE., SUITE 106, ORANGE, CA 92667
VOICE: 714.464.3205 FAX: 714.464.3210

NEWPORT / BALBOA
Site No. LAC448
USID: 12457
3333 PACIFIC COAST HWY.
NEWPORT BEACH, CA 92663

TNS I.D. NUMBER: 19-3034



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

NO.	DATE	REVISIONS	BY	CHK	APP'D
5	5/09/12	CITY COMMENTS	BC	AGG	YJ
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2	12/12/11	DRM COMMENTS	RL	RA	YJ
1	07/12/11	REVISED PER LL COMMENTS	MV	AU	SM

SCALE: AS SHOWN DESIGNED: DRAWN:

AT&T MOBILITY	
LTE PROJECT (OPTIMUM)	
ELEVATIONS	
DRAWING NUMBER	
25471-610-TE	LAC448-Z05
REV 5	



at&t

LAC448

NEWPORT / BALBOA

3333 PACIFIC COAST HIGHWAY
NEWPORT BEACH CA 92663



AEsims.com
877.9AE.sims

VIEW 1



EXISTING



PROPOSED ANTENNAS BEHIND EXISTING SCREENS

PROPOSED

LOOKING NORTHEAST FROM VIA OPORTO



at&t

LAC448

NEWPORT / BALBOA

3333 PACIFIC COAST HIGHWAY
NEWPORT BEACH CA 92663



AEsims.com
877.9AE.sims

VIEW 2



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM PACIFIC COAST HIGHWAY



at&t

LAC448

NEWPORT / BALBOA

3333 PACIFIC COAST HIGHWAY
NEWPORT BEACH CA 92663



AEsims.com
877.9AE.sims

VIEW 3



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM PACIFIC COAST HIGHWAY



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. SA2012-010 (PA2012-053)**
Applicant **Moses Saberi**
Site Address **466 Flagship Road**
 Flagship Health Center Monument Sign
Legal Description **Parcel 1 of RESUB _0198, OR 07657 710-713**

On **Wednesday, May 23, 2012**, the Community Development Director approved the following: a staff approval determining that the proposed sign to replace the existing free-standing monument sign facing Newport Boulevard is in substantial conformance with Modification Permit No. 3149, approved March 18, 1986, which allowed a second monument sign on the property. The property is located in the PI (Private Institutions) District.

I. Project Description

The subject property is a through lot located between Flagship Road and Newport Boulevard. Two free-standing monument signs, one for each frontage, are currently located on the property. The applicant proposes to replace the existing free-standing monument sign facing Newport Boulevard with a new sign mounted on an existing, eight-foot-high retaining wall facing Newport Boulevard toward the rear of the property. The existing, free-standing monument sign is single-faced and is 60.5 square feet in area. The proposed sign will consist of acrylic-laminated, foam letters and will be 59.89 square feet in area.

II. Background

In 1986, Modification Permit No. 3149 was approved to permit the installation of an eight-foot-high, single-faced monument sign 60.5 square foot in area. The approved sign was allowed to be located at the rear of the property, adjacent to Newport Boulevard and was in addition to the existing pole sign at the front of the property adjacent to Flagship Road. The modification permit approval was necessary to permit the installation of more than one ground sign on a single site.

III. Proposed Changes

The removal and replacement of the existing free-standing monument sign with a new sign mounted to an existing eight-foot-high retaining wall has been determined to be a minor change. The new sign will be comparable in size and location with the existing free-standing monument sign and has been determined to be consistent and in substantial conformance with Modification Permit No. 3149, which permitted the installation of the existing free-standing monument sign.

A building permit will be obtained for the new sign and updated plans to reflect the changes will be retained in the modification permit file.

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. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Kimberly Brandt, Community Development Director

Prepared by:



Kay Sims
Assistant Planner

GR/ks

Attachments:

- CD 1 Vicinity Map
- CD 2 Plans
- CD 3 Modification Permit No. 3149

Attachment No. CD 1

Vicinity Map

VICINITY MAP

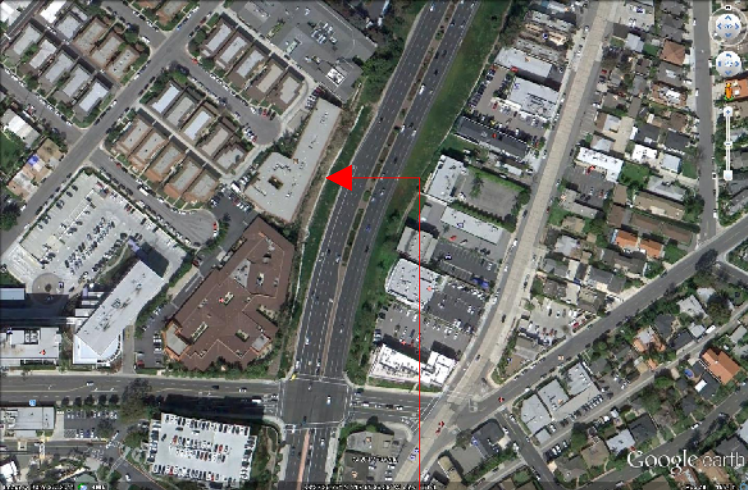


Staff Approval No. SA2012-010
PA2012-053

466 Flagship Road

Attachment No. CD 2

Plans



sign

8'-0"



FLAGSHIP
HEALTH CARE CENTER

54'-00"

100'00"

Sign Max

 ILLUMINATED & DIGITAL SOLUTIONS

Moses Saberi

3117 S. Main St. Tel: (714)957-8438
 Santa Ana, Ca 92707 Fax: (714)957-8420
 www.signmaxoc.com

205.37 in

24"
FLAGSHIP
 12"
HEALTH CARE CENTER
 42"
 6"

2" ACRYLIC LAMINATED FOAM LETTERS

JOB ADDRESS: 466 Flagship RD. Newport Beach, CA 92663

CUSTOMERS
APPROVAL

DATE: 3/08/12

DRAWING BY: MOSES SABERI

FONT: Aldeline

One Set Of Black Acrylic Laminated Foam Letters
 Will Be Made & Installed
 On The East Side Of The Building At 466 Flagship RD. Newport Beach, CA 92663
 Letters Will Be Mounted on the wall with double sided tape & heavy duty silicon

Attachment No. CD 3

Modification Permit No. 3149



CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92658-8915

Planning Department 644-3200

Modifications Committee Findings and Actions

Application No.: 3149

Applicant: Signs and Services Company

Address of Property Involved: 466 Flagship Road

Legal Description: Portion of Lot 169, Block 2, Irvine Subdivision

Modification Requested: Request to permit the installation of an 8 foot high single faced monument sign with a 60.5 square foot face. The proposed sign will be located at the rear of the property, adjacent to Newport Boulevard, and will be in addition to the currently existing sign at the front of the property adjacent to Flagship Road. A modification is necessary to permit the erection of more than one monument sign on a single site.

The Modifications Committee on March 18, 1986, approved the application subject to the following condition: 1. That development shall be in substantial conformance with the approved plot plan and elevation.

The Modifications Committee determined in this case that the proposal would not be detrimental to persons, property or improvements in the neighborhood and that the modification as approved would be consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code, and made the following findings: 1. That the proposed sign is consistent with signs approved for other properties along Newport Boulevard. 2. That the proposed sign will not block views or obstruct sight distance for traffic in the neighborhood. 3. That the subject property is a through lot and the approval of the proposed sign would provide for site identification on both frontages. 4. That the proposed development will not be detrimental to the surrounding area or increase any detrimental effect of the existing use.

NOTE: This approval shall extend for a period of 24 months from the end of the appeal period, and cannot be extended.

The decision of the Committee may be appealed to the Planning Commission within 14 days of the date of the decision. Any appeal filed shall be accompanied by a filing fee of \$484.00. No building permits may be issued until the appeal period has expired.

MODIFICATIONS COMMITTEE
PLANNING DEPARTMENT
JAMES D. HEWICKER, Director

By William P. Laycock
William P. Laycock,
Current Planning Administrator

WRL:11

NOTE: The above application number must be affixed to the plans when being submitted for plan check and building permits.

3300 Newport Boulevard, Newport Beach

PUBLIC NOTICE

Modification No. 3149

Notice is hereby given that the Signs and Services Company is requesting a Modification of the Zoning Ordinance to permit the installation of an 8 foot high single faced monument sign with a 60.5 square foot face. The proposed sign will be located at the rear of the property, adjacent to Newport Boulevard, and will be in addition to the currently existing sign at the front of the property adjacent to Flagship Road. A modification is necessary to permit the erection of more than one monument sign on a single site.

Property located at 466 Flagship Road.

A public hearing will be held by the Modifications Committee at 3:00p.m. on March 18, 1986 in the City Council Chamber, City Hall, 3300 Newport Boulevard. All interested persons will be heard and all correspondence read at that time.

For further information contact the Newport Beach Planning Department, Current Plans and Projects Division, (714) 644-3200.

PUBLIC NOTICE

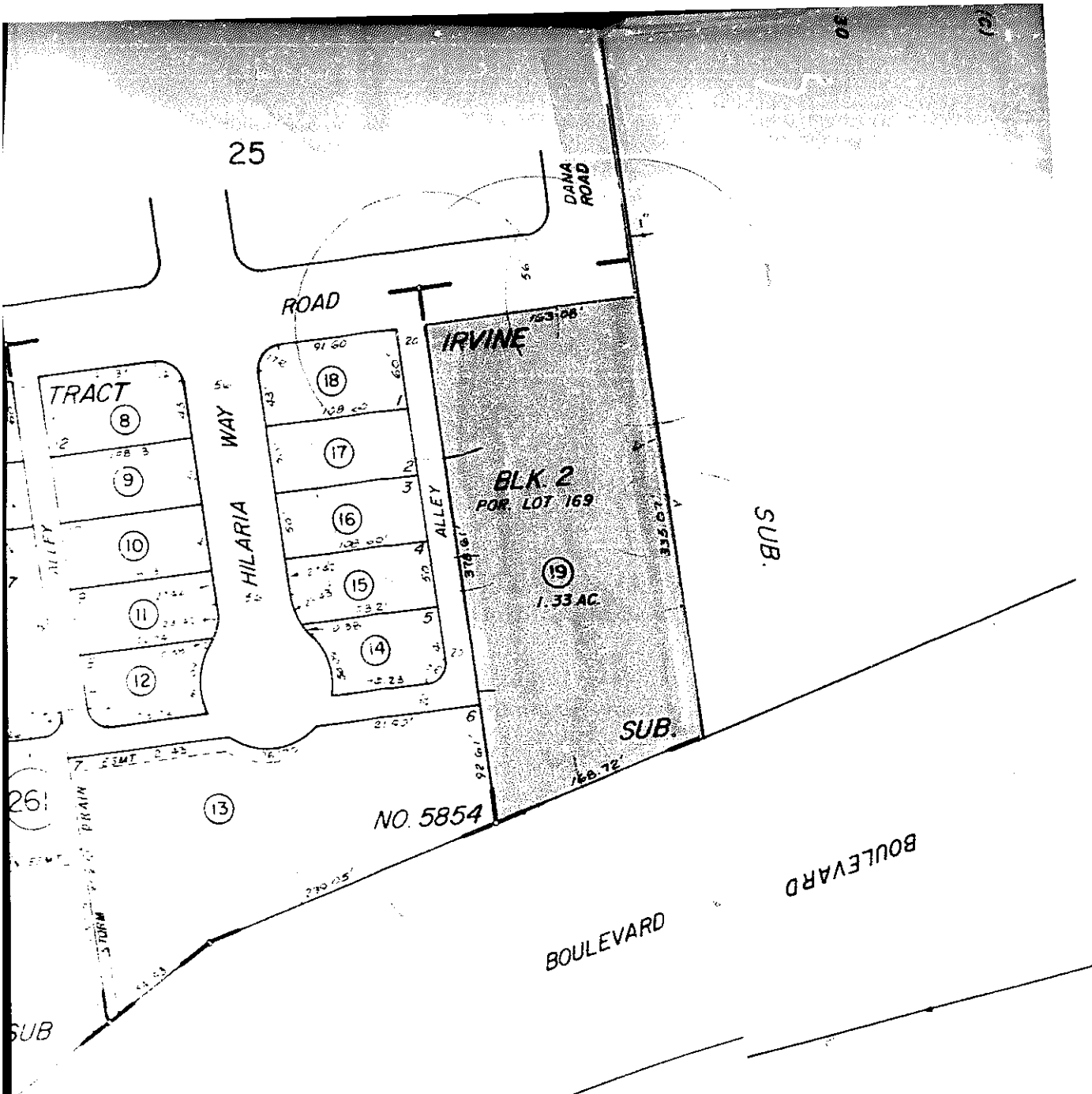
Modification No. 3149

Notice is hereby given that the Signs and Services Company is requesting a Modification of the Zoning Ordinance to permit the installation of an 8 foot high single faced monument sign with a 60.5 square foot face. The proposed sign will be located at the rear of the property, adjacent to Newport Boulevard, and will be in addition to the currently existing sign at the front of the property adjacent to Flagship Road. A modification is necessary to permit the erection of more than one monument sign on a single site.

Property located at 466 Flagship Road.

A public hearing will be held by the Modifications Committee at 3:00p.m. on March 18, 1986 in the City Council Chamber, City Hall, 3300 Newport Boulevard. All interested persons will be heard and all correspondence read at that time.

For further information contact the Newport Beach Planning Department, Current Plans and Projects Division, (714) 644-3200.



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 THE ASSESSOR
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27

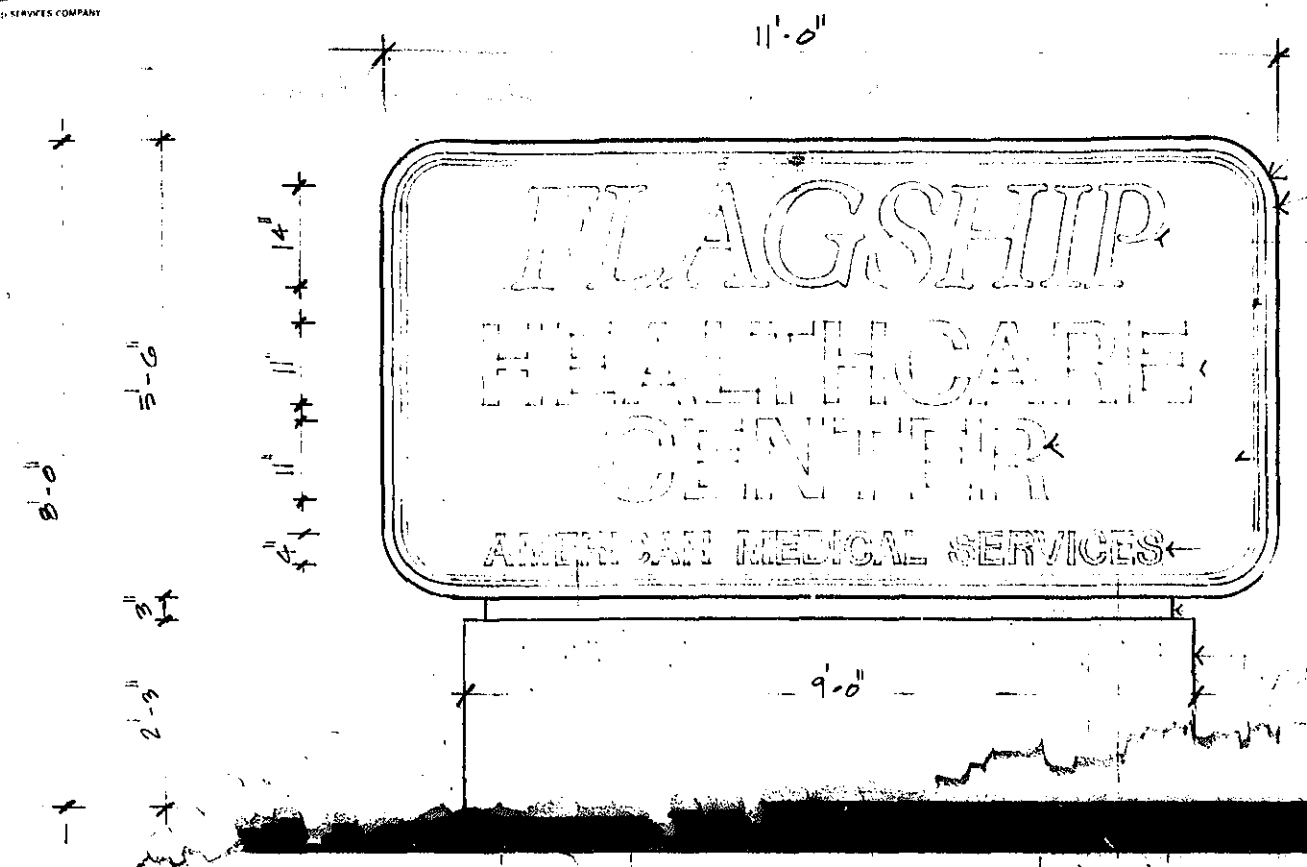
IRVINE SUB.
 TRACT NO. 5854

M. M. 1 - 88
 M. M. 213 - 38,39

NOTE: ALL LOTS, BLOCK &
 PARCEL NUMBERS
 SHOWN IN CIRCLES

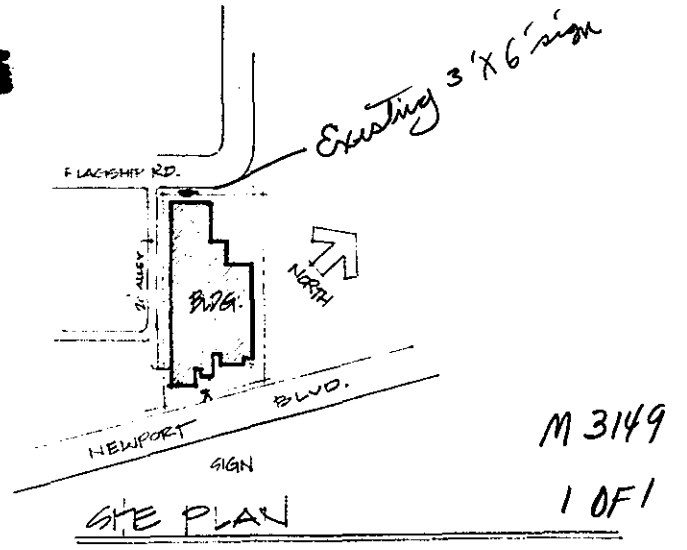
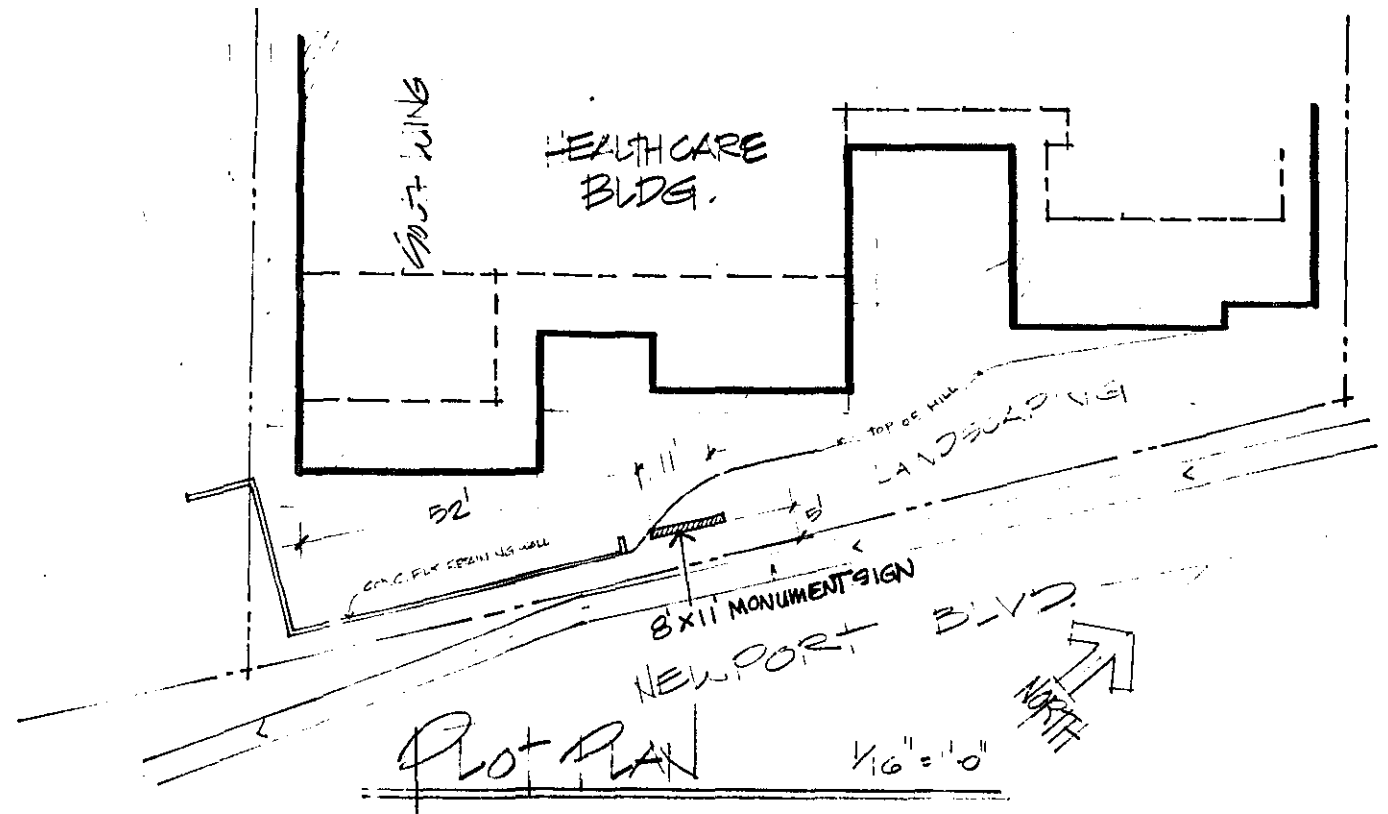
ASSESSOR'S MAP
 BOOK 425 PAGE 26
 COUNTY OF ORANGE

31-85



- 10" RADIUS CORNERS
- FAB. SH. MIL. CABINET DRK. BROWN FIN.
- RUST FLEX LIPS.
- MED. BLUE BORDER
- DRK. BROWN RUST LIPS.
- IVORY BKGD.
- RUST LIPS.
- DRK BROWN MIL. REVEAL
- FAB. MIL. BASE WITH OFF WHITE GLUCCO FINISH
- CALC. FIN.

S/F INTERIOR ILLUM.
MONUMENT SIGN 3/4" = 1'-0"



M 3149
1 OF 1

The Signs and Services company
 10980 Bostman Avenue • Stanton, CA 90680 • 714/761-8200
 Corp. Lic. # 491623
 NEILL MEYER & CRANE DIVISION

Client	Phone		
dba	FLAGSHIP HEALTHCARE CENTER 466 Flagship Rd.		
Scale	AS NOTED	Title	OUTDOOR ILLUMINATED SIGNAGE
Design	MGP	Sales	BOB M.
Drawn	MGP	Est. No.	
Date	REV. 2-26-86	Job No.	850182



NOTICE
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