



**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, and/or Planning Division staff for the week ending February 15, 2013

**ZONING ADMINISTRATOR ACTIONS
FEBRUARY 14, 2013**

Item 1: Island Hotel Sign Program – Modification No. MD2012-018 to amend Comprehensive Sign Program No. CS2006-001 (PA2012-174)
690 Newport Center Drive

Action: Approved by Resolution No. ZA2012-006 Council District 5

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

Item 2: Sonal Thakur of Core Development Services on behalf of Sprint PCS/Alcatel-Lucent – Telecommunications Facility Permit No. TP2012-017 (PA2012-151)
4302 (CS) Ford Road

Action: Approved Council District 5

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

Lt. Dennis Birch, NBPD (*Telecom Permit*)

RESOLUTION NO. ZA2013-006

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MODIFICATION PERMIT NO. MD2012-018 TO AMEND A PORTION OF COMPREHENSIVE SIGN PROGRAM NO. CS2006-001 FOR RENOVATION OF TWO EXISTING WALL SIGNS TO EXCEED THE MAXIMUM HEIGHT AND AREA LOCATED AT 690 NEWPORT CENTER DRIVE (PA2012-174)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Irvine Company, with respect to property located at 690 Newport Center Drive, and legally described as PCL 3 of LLA 2011-001 requesting approval of a Modification Permit to amend a portion of an existing Comprehensive Sign Program.
2. The applicant requests a Modification Permit to amend the Comprehensive Sign Program to allow the renovation of two existing wall signs to exceed the maximum height and area permitted by the Zoning Code for a comprehensive sign program (more than a 20% increase in height and 30% increase in area). Each sign proposes a total combined area of 545-square-feet including the added logo upon the Newport Center Drive and Santa Cruz Drive building elevations.
3. The subject property is located within the Newport Center North (PC-56) Zoning District and the General Plan Land Use Element category is Mixed-Use Horizontal (MUH3).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on February 14, 2013, 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 qualifies for a Class 11 (Accessory Structures) categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15311, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act).

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.

In accordance with Section 20.52.050 of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

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

Facts in Support of Finding:

1. The proposed project is to expand the existing wall signs which are commonly seen on the multi-story buildings within the area.
2. The larger, taller buildings are common within the Newport Center area which have larger wall signs to adequately identify and provide direction to the public.

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. Due to the location of the existing signage at the top of the Island Hotel, a high-rise building, an increase in letter height and sign area is necessary for visibility.

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. The Island Hotel is located in Block 600 of Newport Center among several existing high-rise and multi-story buildings making visibility of the site location and identification more difficult for the general public.

2. The increased size of the wall signs is appropriate to the scale and height of the buildings in the area and necessary to provide adequate visibility within the office and commercial 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 existing wall signs on two building façades have been at their location since the development of the hotel site in 1991 and there has been no history of detriment to the neighborhood.
2. Enlarging the monument signs or providing additional ground signs as an alternative could be detrimental and adversely impact circulation and contribute to sign clutter; while enlarging the existing wall signs provides a design solution to provide greater visibility and identification for the hotel with less impact, and without contributing to sign clutter on the ground.

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

1. The increased size of the wall signs will provide better visual direction for the public from the surrounding public roadways and from a greater distance.
2. The location of the wall signs on the two building facades of the existing hotel does not affect views or impact the surrounding area since they are located on the existing building.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves PA2012-174 for Modification Permit No. MD2012-018 to amend a portion of Comprehensive Sign Program No. CS2006-001, 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 Director of Community Development 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 FEBRUARY, 2013.



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"**PLANNING**

1. All proposed signs shall be in conformance with the approved amended Comprehensive Sign Program No. CS2006-001 for the project site and provisions of Chapter 20.42 of the Newport Beach Municipal Code.
2. 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 current business owner, property owner or the leasing agent.
3. 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 Island Hotel Sign Program including, but not limited to, Modification Permit No. MD2012-018(PA2012-174) to amend a portion of Comprehensive Sign Program No. CS2006-001. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

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

www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Telecommunications Facility Permit No. TP2012-017
(PA2012-151)

APPLICANT: Sonal Thakur, Core Development Services

CARRIER: Sprint PCS

LOCATION: 4302 (CS) Ford Road
Ford Road Telecom Update

LEGAL DESCRIPTION Parcel 2 as shown in PM_065_04

On **February 15, 2013**, the Community Development Director approved Telecommunications Facility Permit No. TP2012-017. This approval is based on the findings and subject to the following conditions attached to this report (Attachment No. CD 1).

In approving this application, the Community Development Director analyzed issues regarding compliance with Chapter 15.70 of the Newport Beach Municipal Code and determined in this case that the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 15.70.

PROJECT SUMMARY

Sonal Thakur of Core Development Services has submitted an application on behalf of Sprint PCS/Alcatel-Lucent requesting a telecommunications permit to allow upgrades to an existing, co-located telecom facility. The proposed changes include: replacement of one (1) GPS antenna, removal of three (3) panel antennas, replacement of nine (9) panel antennas, upgrade of one (1) equipment cabinet, addition of three (3) remote radio head units, and addition of fiber backhaul equipment and associated cables.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PF (Public Facilities)
- **General Plan:** PF (Public Facilities)

BACKGROUND

The subject property is located within the PF (Public Facilities) Zoning District. The project site is approximately 1.52 acres, and is developed with a building used as a

switching center for SBC. The project site is relatively flat, located at the top of a rise and bounded to the north, east, and south by Bonita Canyon Road, MacArthur Boulevard, and Ford Road, respectively. Open space surrounds the property and residential development and a community park are located to the south of the property across Ford Road. The project site is not located within the coastal zone.

Currently, there are three previously-approved telecom facilities operated by different carriers located on the project site: Sprint, AT&T, and Metro PCS. Some of the existing antennas operated and maintained by Sprint and AT&T are attached to the building in a manner that exceeds the height of the building and are not screened from view. These installations were approved prior to the adoption of the Telecom Ordinance. The proposed upgrades to the site will remove 3 of the 12 existing, unscreened Sprint PCS panel antennas and will replace nine in the same location. The existing height will also be maintained and will not increase as part of the proposal.

APPEAL PERIOD

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

On behalf of Kimberly Brandt, Community Development Director

By:



Benjamin M. Zdeba
Assistant Planner

GR/bmz

Attachments: CD 1 Findings and Conditions of Approval
CD 2 Vicinity Map
CD 3 Applicant's Justification
CD 4 Site Plan & Elevations

Attachment No. CD 1

Findings and Conditions of Approval

**FINDINGS AND
CONDITIONS OF APPROVAL
TELECOMMUNICATIONS PERMIT NO. TP2012-017
(PA2012-151)**

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 or design of the facility, there is no impact to public views.
 - The telecom facility is not located within a residential zoning district.

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.
 - Although the telecom facility approved by the permit exceeds the maximum building height limit of 26/31 feet allowed in the PF (Public Facilities) Zoning District, the newly upgraded antennas will match the height of the existing antennas to be replaced; thus, there is no increase in height.
 - The antennas for the telecom facility approved by this permit will be roof-mounted in the same manner as the previous antenna panels to avoid adverse impacts to views from land or buildings at higher elevations.
 - The upgraded support equipment cabinets will be ground-mounted within an existing security enclosure where other telecom support equipment cabinets are currently located. The equipment cabinets are screened from view by

the security enclosure fence and the mature landscaping that surrounds the project site.

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 Class 3 (New Construction or Conversion of Small Structures) because the project involves the installation of new telecom facility equipment on an existing structure.

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. A total of nine (9) panel antennas may be wall-mounted on the existing building at a height not to exceed that of the existing antennas (approximately 36 feet above grade).
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 Division.
8. Prior to issuance of building permits, a deposit of \$5,000 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. Prior to the issuance of any building, mechanical and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of this approval letter shall be incorporated into the drawings approved for the issuance of permits.
10. If any of the existing public improvements surrounding the site are damaged by the private work, new concrete sidewalk, curb and gutter, alley/street pavement, and other public improvements will be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.
11. The storage of all project-related equipment shall during construction shall be on-site and outside of the public right-of-way.
12. An approved Encroachment Permit is required for all work activities within the public right-of-way.
13. All work in public rights-of-way shall follow City of Newport Beach Municipal Code Chapter 13.20.
14. 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.
15. 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.
16. The applicant recognizes that the frequencies used by the cellular facility located at **4302 (CS) Ford Road** 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. Within 30 days after installation of the telecom facility, during which time the telecom facility may be allowed operate under a 30-day temporary certificate of occupancy, 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.

18. 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.
19. 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.
20. 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.
21. 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.
22. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
23. 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.
24. The applicant shall ensure 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.
25. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division by certified mail no less than 30 days prior to such action. The operator or property owner shall have 90 days from the date of abandonment or discontinuance to reactivate use of the facility, transfer the rights to use the facility to another operator, or remove the telecom facility and restore the site.
26. 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.

27. 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.
28. This approval shall expire unless exercised within 24 months from the date of approval.
29. 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 Ford Road Telecom Upgrade including, but not limited to, the Telecommunications Facility Permit No. TP2012-017 (PA2012-151). 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.

Attachment No. CD 2

Vicinity Map

VICINITY MAP

4302 (CS) Ford Road



Telecommunications Permit No. TP2012-017
(PA2012-151)

Attachment No. CD 3

Applicant's Justification

- b. The site plan and elevations provided are inaccurate. Please provide updated site plan and elevations depicting the existing equipment enclosures for other carriers. Furthermore, the western elevation on Sheet Number A-4 depicts antennas that do not exist upon field verification and cross-reference with your photo simulations. Verify current site improvements and revise the plans for accuracy.

Response: 10 revised plan sets provided. Revised plan pdf has also been included on the enclosed data disc.

- c. It is strongly encouraged the plans are revised to include blending and screening for the upgraded antenna sectors. If this is not an option, please provide an explanation as to why screening is not feasible.

Response: Sprint has noted and considered the City's strong encouragement to blend and screen the upgraded antenna sectors; however, this is not an option. Sprint is not permitted to touch/screen another other carriers' antennas. Sprint is only replacing three (3) panel antennas on three different elevations. In order to screen one antenna in each of the sectors, the entire row of Sprint antennas would need to be screened, thereby requiring the overall height of the subject building to be raised (with the addition of an RF transparent screen wall), in order to effectively screen the existing and upgraded antennas. Since Sprint cannot screen the antenna sectors of the other carriers that are currently located on the shared building elevations with Sprint, screening the antennas would actually result in creating an interruption to the existing building aesthetics. An RF antenna screen would actually result in bringing more attention to the building, as the screen would not be present for the entire length of each of the building elevations.

Further, under the federal legislation, Tax Relief Act, enacted February 2012, the upgraded antennas would not result in a substantial change to the physical dimensions of the existing base station facility. Sprint therefore respectfully declines to screen the upgraded antennas, and believes that the City of Newport Beach should approve the following Eligible Facilities Request, as proposed.

3. Electronic Copy. The disc provided is blank. Please provide a disc with all application materials in digital format.

Response: Provided. Please see enclosed.

Should you have any additional questions or comments, please contact me at sthakur@core.us.com or 714-328-4349.

Sincerely,

Sonal Thakur
Project Manager



Attachment No. CD 4

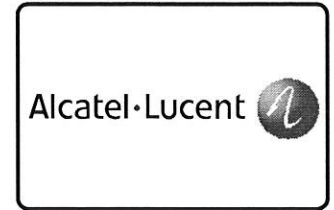
Site Plan & Elevations



SITE NAME: BISON MCARTHUR (CA6242)
SITE NUMBER: OG73XC726
SITE ADDRESS: 4302 FORD ROAD
 NEWPORT BEACH, CA 92660
SITE TYPE: ROOFTOP
PROJECT: NETWORK VISION MMBTS LAUNCH
MARKET: ORANGE COUNTY

REV	DATE/BY	DESCRIPTION
0	12.17.2012 RD	ISSUED FOR SUMMITAL

ENGINEER / CONSULTANT



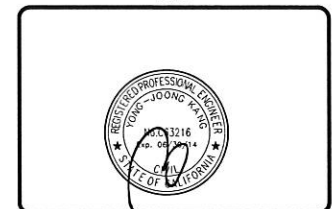
SITE BUILDER



A&E DEVELOPMENT



SEAL



SITE INFORMATION



SHEET TITLE



DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
JW	APP	06.12.2012

SHEET NUMBER



SITE INFORMATION

ARCHITECT:
 CORE DEVELOPMENT SERVICES
 2749 SATURN STREET
 BREA, CA 92821
 CONTACT: ANDREW PEREZ (PM)
 PHONE: 714.729.8404

EQUIPMENT SUPPLIER:
 CEVA LOGISTICS
 ATTN: ALCATEL-LUCENT
 5555 JURUPA AVE
 ONTARIO, CA 91761
 CONTACT: TROY PLOTKIN
 PHONE: 951.733.9478

STRUCTURAL ENGINEER:
 PNP ENGINEERING
 35 SPARROWHAWK
 IRVINE, CA 92604
 CONTACT: Y.J. KANG PhD, PE
 PHONE: 949.351.5020

ALU CONSTRUCTION MANAGER:
 ALCATEL-LUCENT
 1250 CORONA POINTE CT, SUITE 406
 CORONA, CA 92879
 CONTACT: SCOTT MCMILLIAN
 PHONE: 310.569.4645

ALU SITE ACQ MANAGER:
 ALCATEL-LUCENT
 1250 CORONA POINTE CT, SUITE 406
 CORONA, CA 92879
 CONTACT: KAREN SIPP
 PHONE: 949.584.8201

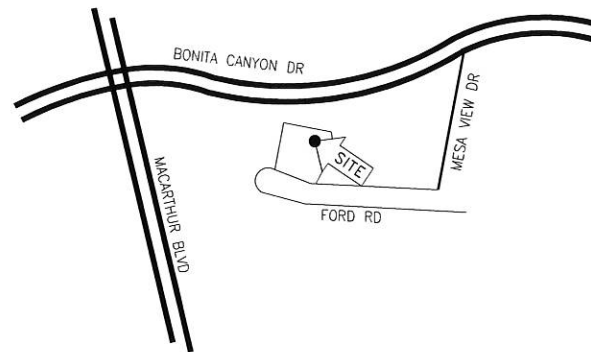
PLANNING CONSULTANT:
 CORE DEVELOPMENT SERVICES
 2749 SATURN STREET
 BREA, CA 92821
 CONTACT: MAREE HOEGER
 PHONE: 949.280.2531

POWER COMPANY:
 SOUTHERN CALIFORNIA EDISON (SCE)
 P.O. BOX 800
 ROSEMEAD, CA 91770
 PHONE: 800.655.4555

FIBER VENDOR:
 AT&T
 CONTACT: TOM ASBURY
 PHONE: 714-394-5924

ENGINEERING/MAINTENANCE/INTERFERENCE 24HR CONTACT:
 JAMES CROWTHER OF LANDLORD
 SOLUTION TEAM
 PHONE: 800.357.7641
 FAX: 913.523.9735
 EMAIL: LANDLORDSOLUTIONS@SPRINT.COM

AREA MAP



DRIVING DIRECTIONS

FROM JOHN WAYNE AIRPORT IN IRVINE:
 HEAD SOUTHWEST ON JWA ROADWAY TURN LEFT ONTO BONITA CANYON DR
 SLIGHT LEFT ONTO N AIRPORT WAY TURN RIGHT ONTO MESA VIEW DR
 KEEP LEFT AT THE FORK TAKE THE 1ST RIGHT ONTO FORD RD
 TURN RIGHT ONTO MACARTHUR BLVD

SIGNATURE BLOCK

APPROVAL	NAME	COMPANY / TITLE	SIGNATURE	DATE
SITE OWNER				
IN-MARKET CONSTRUCTION LEAD				
ALU RF ENGINEER				
ALU SITE ACQUISITION				
PLANNING CONSULTANT				
SPRINT REPRESENTATIVE				

APPLICABLE CODES

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

- 2010 CALIF. ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2010 CALIFORNIA BUILDING CODES
- 2010 CALIFORNIA ELECTRICAL CODES
- 2010 CALIFORNIA MECHANICAL CODES
- 2010 CALIFORNIA PLUMBING CODES
- 2010 CALIFORNIA FIRE CODES
- 2008 CALIFORNIA ENERGY CODES
- ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES

PROJECT

PERFORM SITE MODIFICATIONS TO AN EXISTING WIRELESS COMMUNICATIONS FACILITY, INCLUDING:

- REPLACEMENT OF (1) GPS ANTENNAS
- REPLACEMENT OF (3) PANEL ANTENNAS
- REMOVAL OF (3) PANEL ANTENNAS
- UPGRADE OF (1) EQUIPMENT CABINET
- ADDITION OF (3) RRH UNITS
- ADDITION OF BACKHAUL EQUIPMENT AND ASSOCIATED CABLES

ANTENNA COUNT PRE UPGRADE: (12)
 ANTENNA COUNT POST UPGRADE: (9)
 EQUIPMENT CABINET COUNT PER UPGRADE: (4) (INDOOR)
 EQUIPMENT CABINET COUNT POST UPGRADE: (4) (INDOOR)

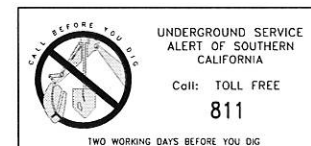
PROJECT SUMMARY

APPLICANT:
 SPRINT PCS
 310 COMMERCE
 IRVINE, CA 92602

SITE DATA:
 ZONING CLASSIFICATION: TYPE III-N
 CALIFORNIA A BUILDING CODE: 2010 EDITION
 JURISDICTION: CITY OF NEWPORT BEACH
 CONSTRUCTION TYPE: TYPE II-B
 OCCUPANCY: GROUP F-2

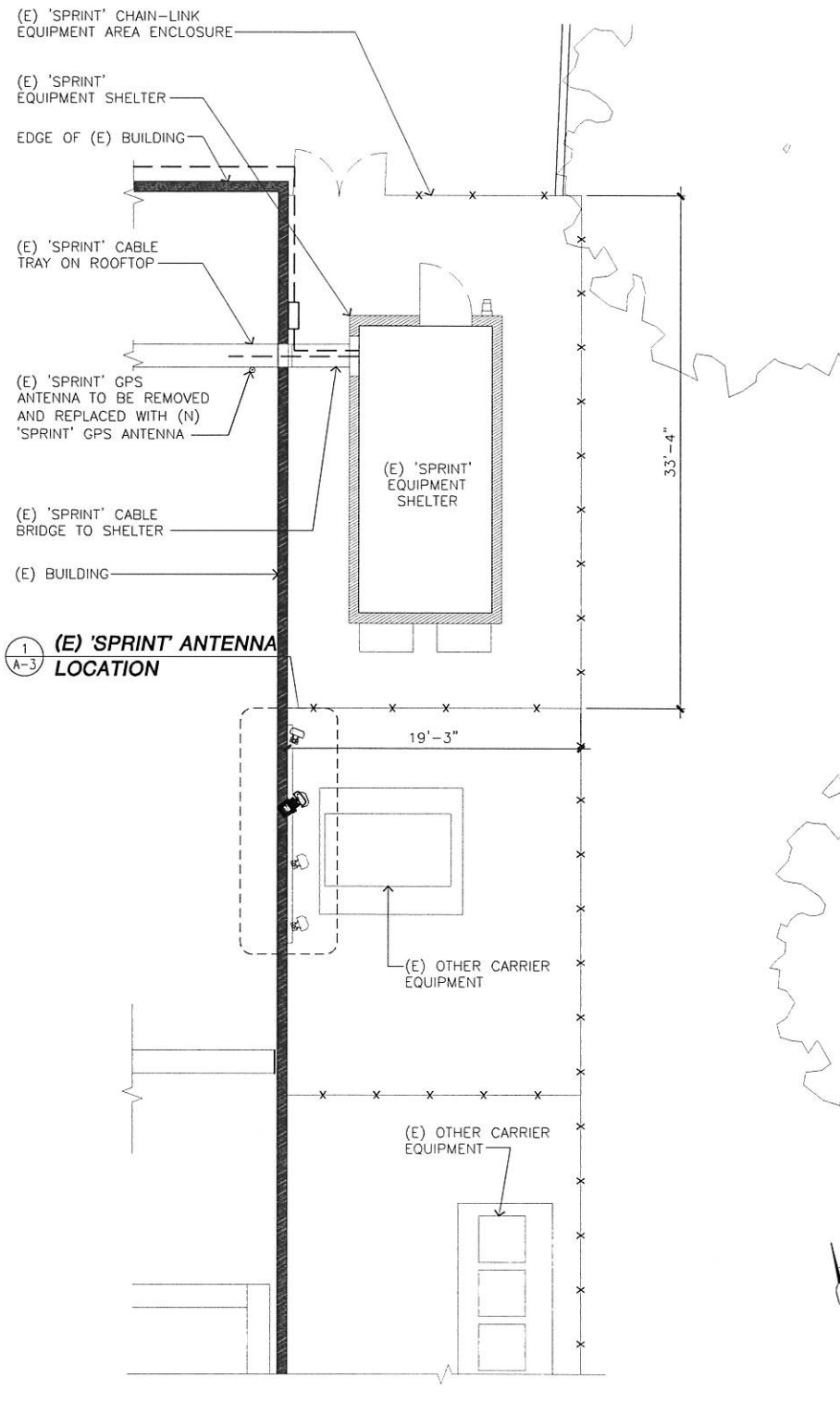
PROPERTY OWNER:
 AT&T (PACIFIC TELEPHONE)
 140 NEW MONTGOMERY STREET,
 SUITE 927
 SAN FRANCISCO, CA 94106

EXISTING USE: TELECOMMUNICATIONS
 NEW USE: TELECOMMUNICATIONS
 LEASE AREA: (UNCHANGED)
 LATITUDE: 33.628627° N
 LONGITUDE: -117.860173° W
 APN: 458-361-02



DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
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T-3	SINGAGE AND NOTES
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RF	ANTENNA AND EQUIPMENT WIRING DIAGRAM
FIBER	FIBER ROUTING PLAN
E-1	ELECTRICAL NOTES
E-2	GROUNDING, LINE DIAGRAM AND DETAILS



ENLARGED SITE PLAN

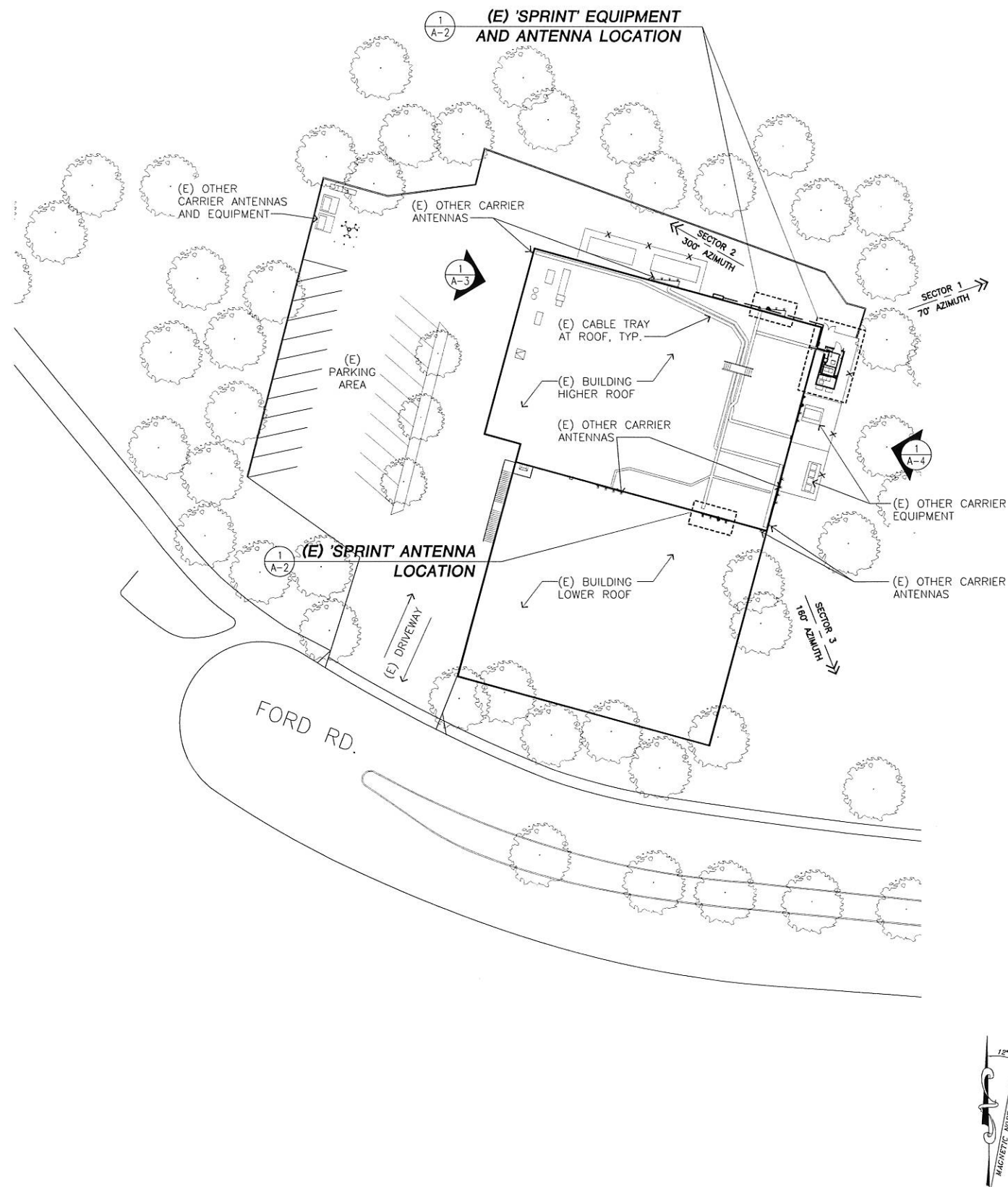


2

SITE PLAN

NOTE 1:
ALL NEW FIBER/CABLE RUNS TO UTILIZE EXISTING CONDUIT PATHS PREVIOUSLY ESTABLISHED WITHIN A PRE-APPROVED ACCESS/UTILITY EASEMENT

NOTE:
1) NO NEW TRENCHING OR EXCAVATION WILL BE REQUIRED FOR ANY SPRINT CABLE INSTALLATION



1

REV	DATE/BY	DESCRIPTION
0	12.17.2012 RD	ISSUED FOR SUMMITAL

ENGINEER / CONSULTANT

Alcatel-Lucent

SITE BUILDER

Sprint
Together with NEXTEL

A&E DEVELOPMENT

core
DEVELOPMENT SERVICES
A&E SERVICES
2749 Saturn Street
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SEAL



SITE INFORMATION

SITE NAME:
**BISON MACARTHUR
OG73XC726**

SITE ADDRESS:
4302 FORD ROAD
NEWPORT BEACH, CA 92660

SHEET TITLE

**SITE PLAN AND
ROOF PLAN**

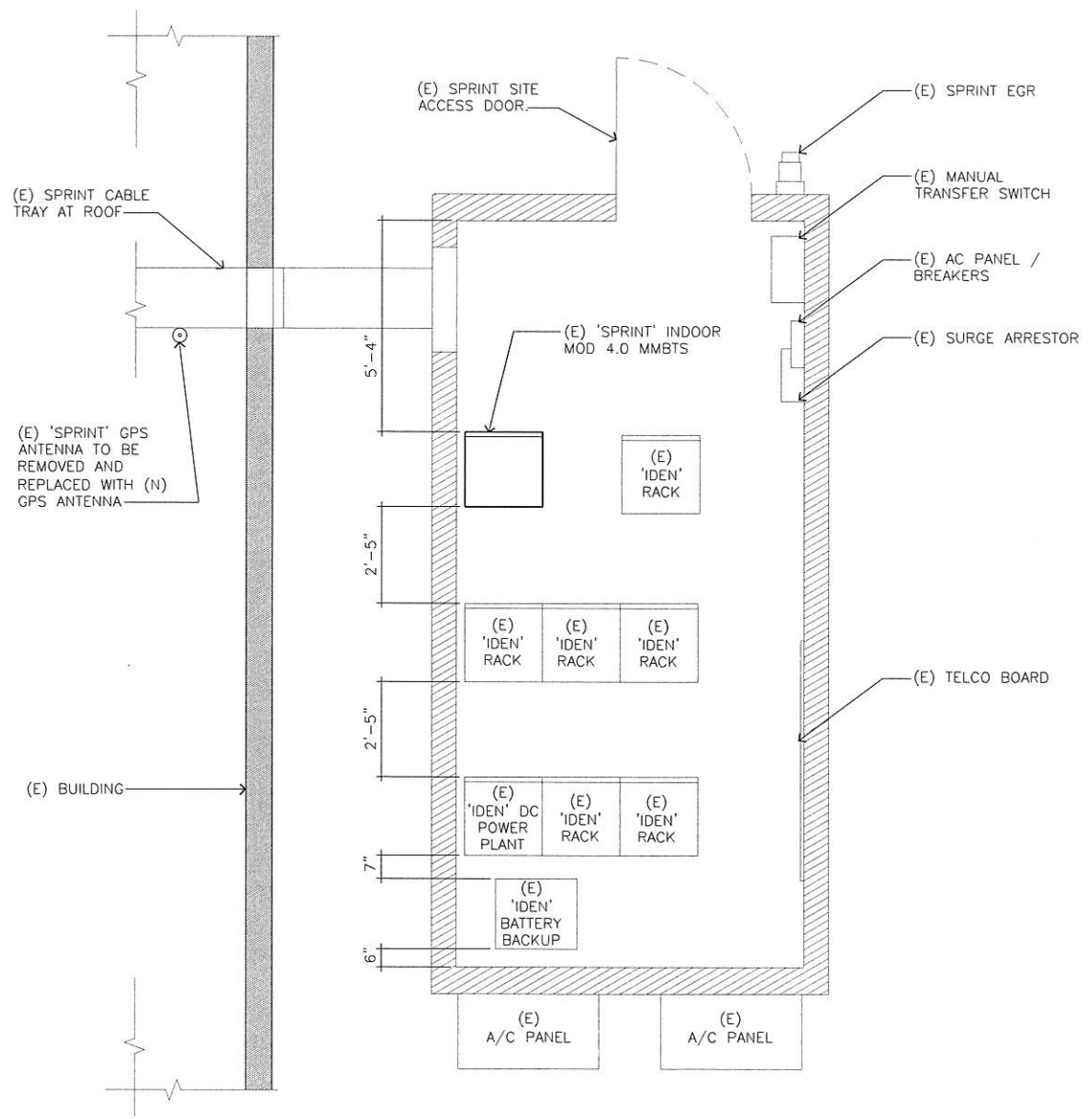
DRAWING INFORMATION

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JW	APP	06.12.2012

SHEET NUMBER

A-1

EXISTING EQUIPMENT DIMENSIONS:
 MOD. 4.0 CABINET: = 2'-8"W x 2'-11"D x 6'-6" H
 BATTERY CABINET: = 2'-6"W x 2'-7"D x 5'-8"H

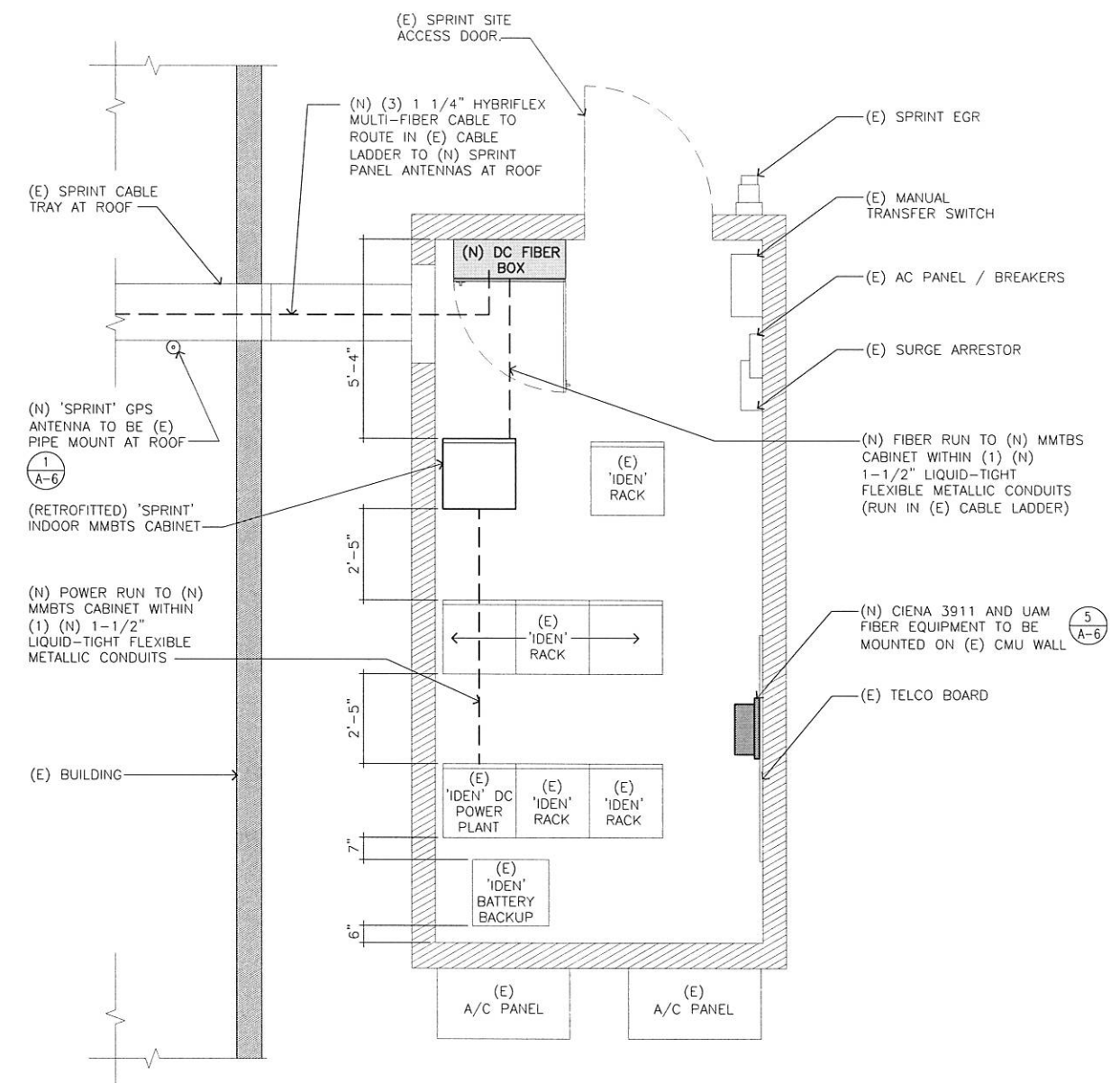


EXISTING EQUIPMENT PLAN

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

2

EXISTING CABINETS TO BE RETROFITTED.
 NO CHANGE WILL BE MADE TO THE EXTERIOR
 SIZE OR SHAPE OF THE EXISTING CABINETS



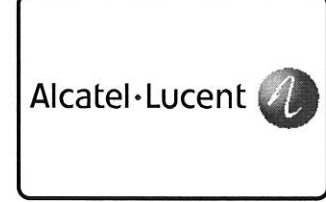
FINAL EQUIPMENT PLAN

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

1

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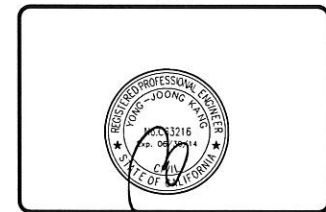
SITE BUILDER



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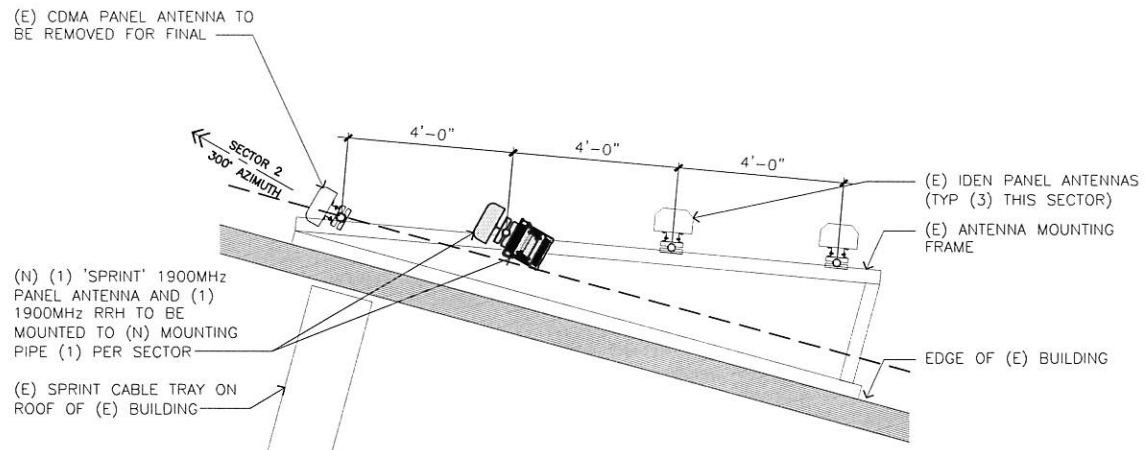
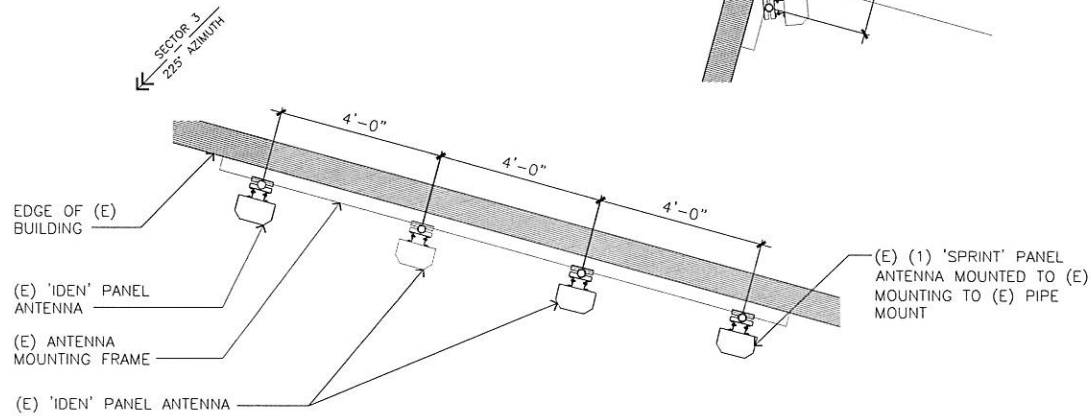
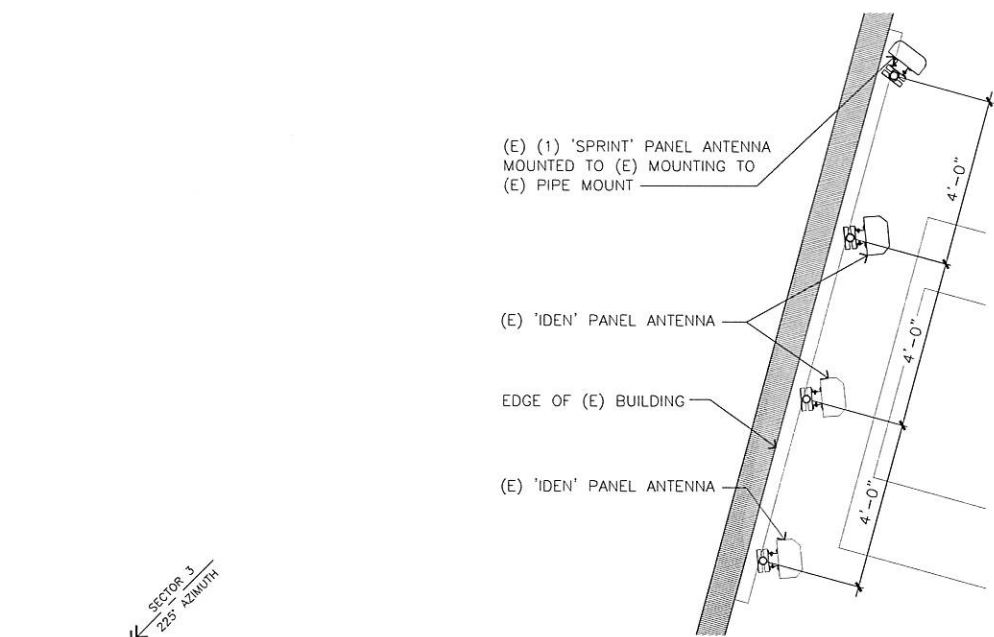
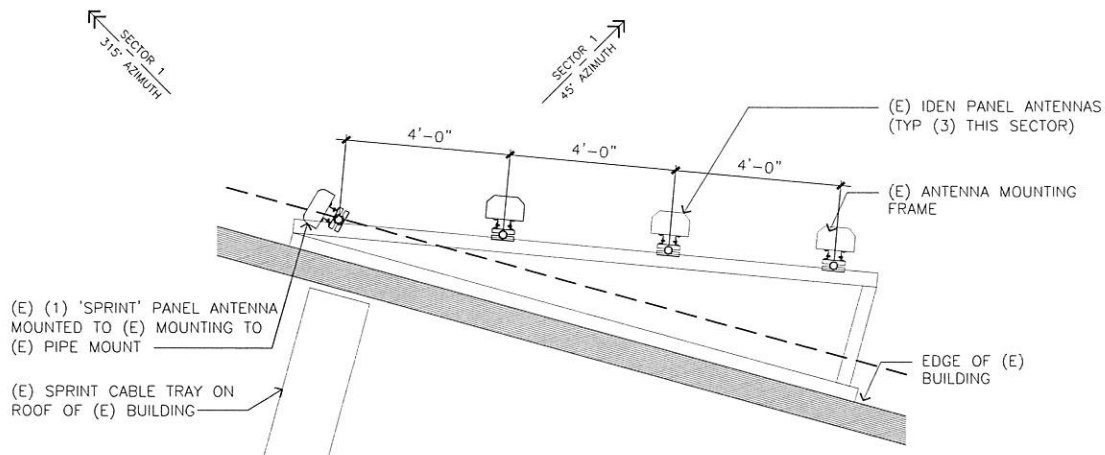
**EXISTING AND
 FINAL EQUIPMENT
 PLANS**

DRAWING INFORMATION

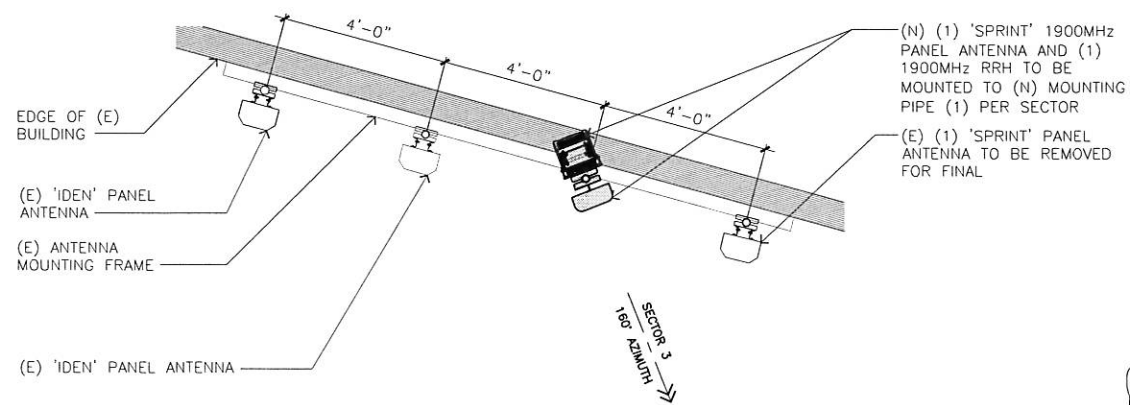
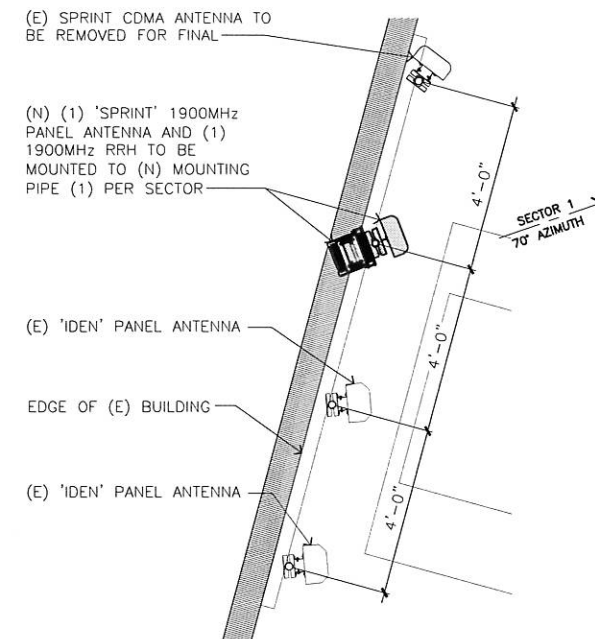
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JW	APP	06.12.2012

SHEET NUMBER

A-2



EXISTING ANTENNA DIMENSIONS:
 9"W x 7"D x 54" H
 NEW 1900MHZ ANTENNA DIMENSIONS:
 11.8"W x 7"D x 72" H
 NEW 1900MHZ RRH SIZE:
 10.7"D x 11.1"W x 25.07"H



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 (714)729-8404 (714)333-4441 fax
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 OG73XC726**

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 NEWPORT BEACH, CA 92660

SHEET TITLE

**EXISTING AND
 INTERIM ANTENNA
 PLANS**

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JW	APP	06.12.2012

SHEET NUMBER

A-3

EXISTING ANTENNA PLAN

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

2

INTERIM ANTENNA PLAN

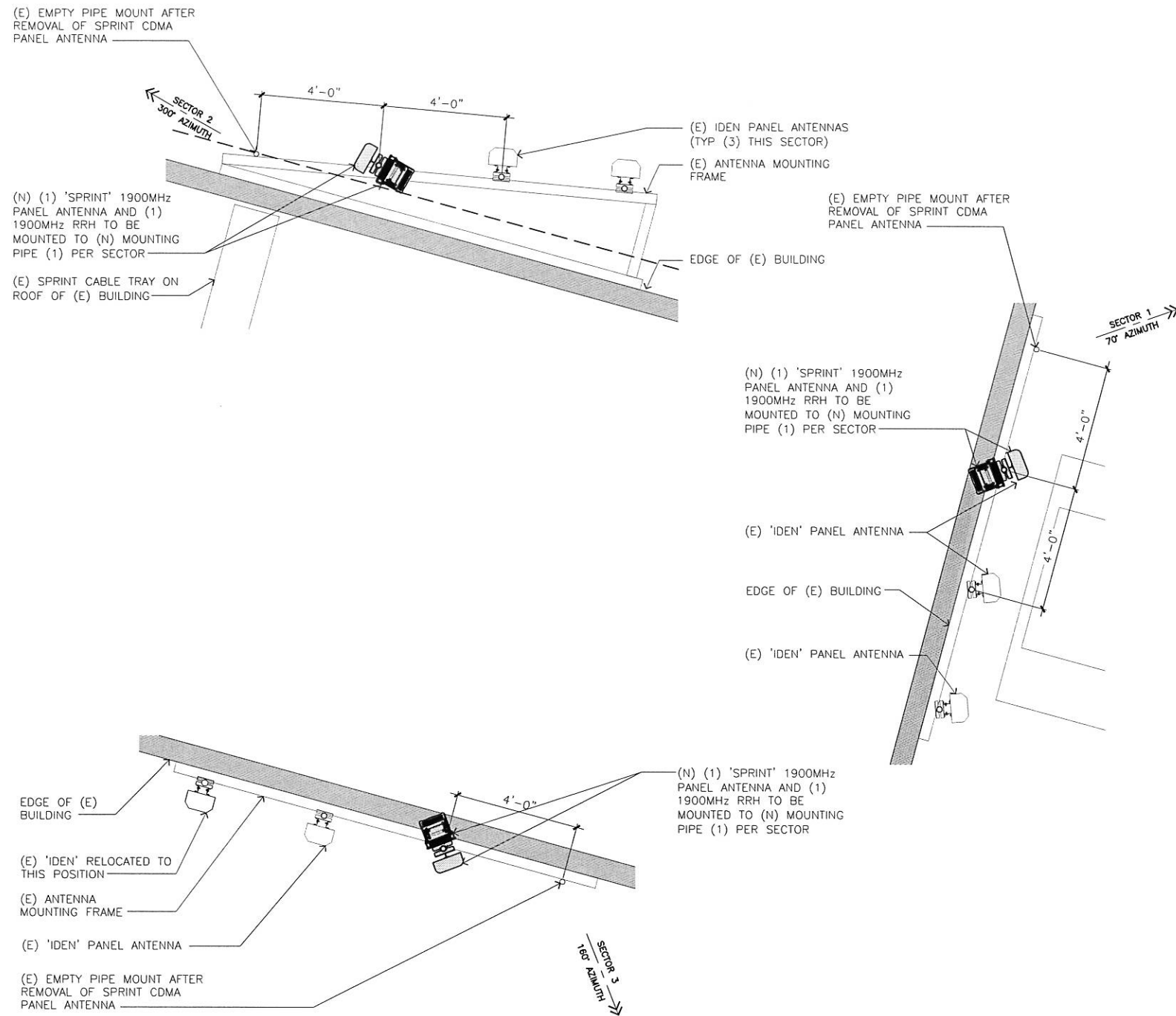
SCALE 1/2"=1'-0" 0 1' 2' 4'

1

EXISTING ANTENNA DIMENSIONS:
9"W x 7"D x 54" H

NEW 1900MHZ ANTENNA DIMENSIONS:
11.8"W x 7"D x 72" H

NEW 1900MHZ RRH SIZE:
10.7"D x 11.1"W x 25.07"H

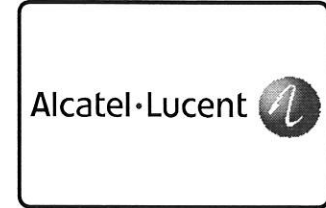


SECTOR	ANTENNA	AZIMUTH	RAD CENTER	NUMBER OF ANTENNAS	ANTENNA MODEL	ELECTRICAL TILT	MECHANICAL TILT	ANTENNA GAIN	RRH	FIBER OPTIC MODEL	FIBER OPTIC LENGTH (±10')
1	1900	70°	34'-0"	1	RFS APXVSP18-C-A20	-2	0	15.9	1	HYBRIFLEX 1-1/4" HB114-1-0813U4-M5J	165'-0"±
2	1900	160°	34'-0"	1	RFS APXVSP18-C-A20	-5	0	14.9	1	HYBRIFLEX 1-1/4" HB114-1-0813U4-M5J	50'-0"±
3	1900	300°	34'-0"	1	RFS APXVSP18-C-A20	0	0	15.9	1	HYBRIFLEX 1-1/4" HB114-1-0813U4-M5J	175'-0"±

VERIFY CURRENT EBTS PRIOR TO BUILD

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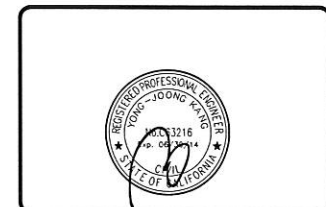
SITE BUILDER



A&E DEVELOPMENT



SEAL



SITE INFORMATION

SITE NAME:
**BISON MACARTHUR
OG73XC726**

SITE ADDRESS:
4302 FORD ROAD
NEWPORT BEACH, CA 92660

SHEET TITLE

**FINAL ANTENNA
PLAN**

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A-3.1

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SHEET TITLE

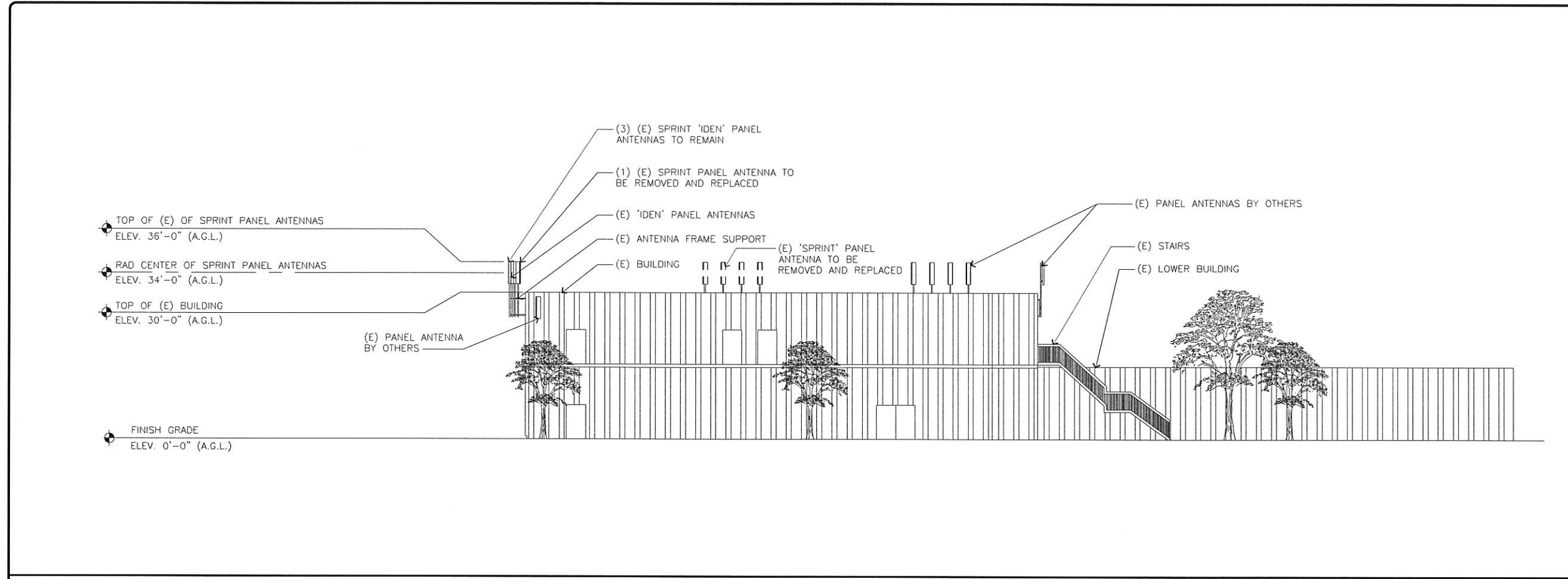
**WEST
ELEVATION**

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DRAWN BY	CHECKED BY	ISSUE DATE
JW	APP	06.12.2012

SHEET NUMBER

A-4



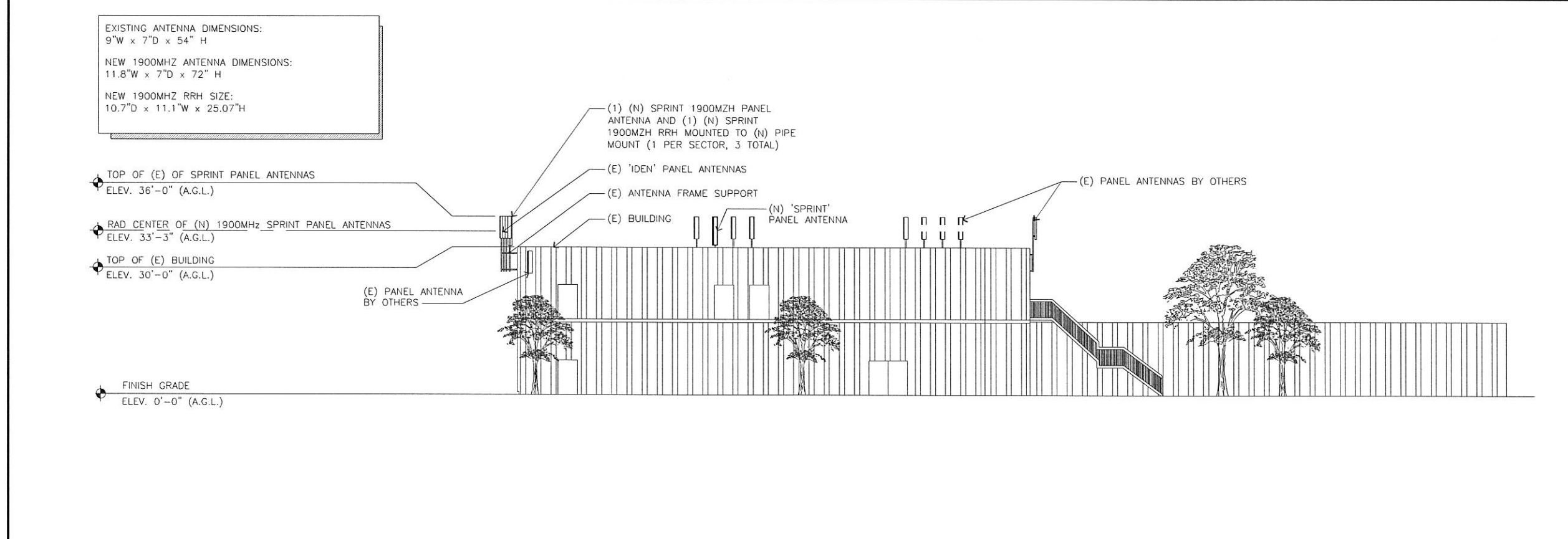
EXISTING WEST ELEVATION

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

EXISTING ANTENNA DIMENSIONS:
9"W x 7"D x 54" H

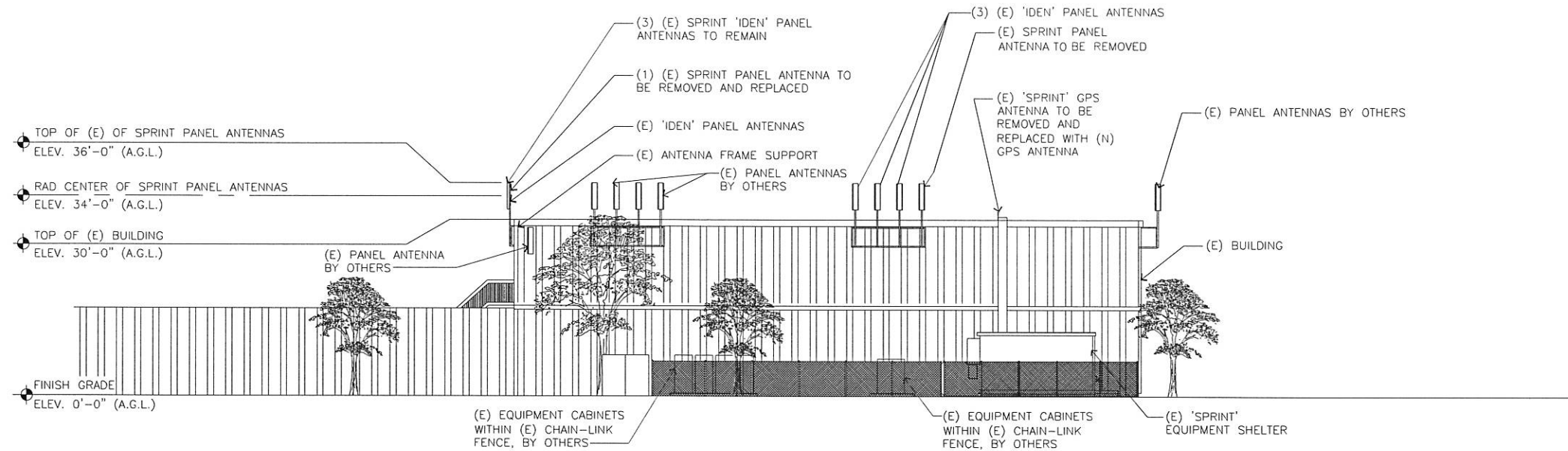
NEW 1900MHZ ANTENNA DIMENSIONS:
11.8"W x 7"D x 72" H

NEW 1900MHZ RRH SIZE:
10.7"D x 11.1"W x 25.07"H



FINAL WEST ELEVATION

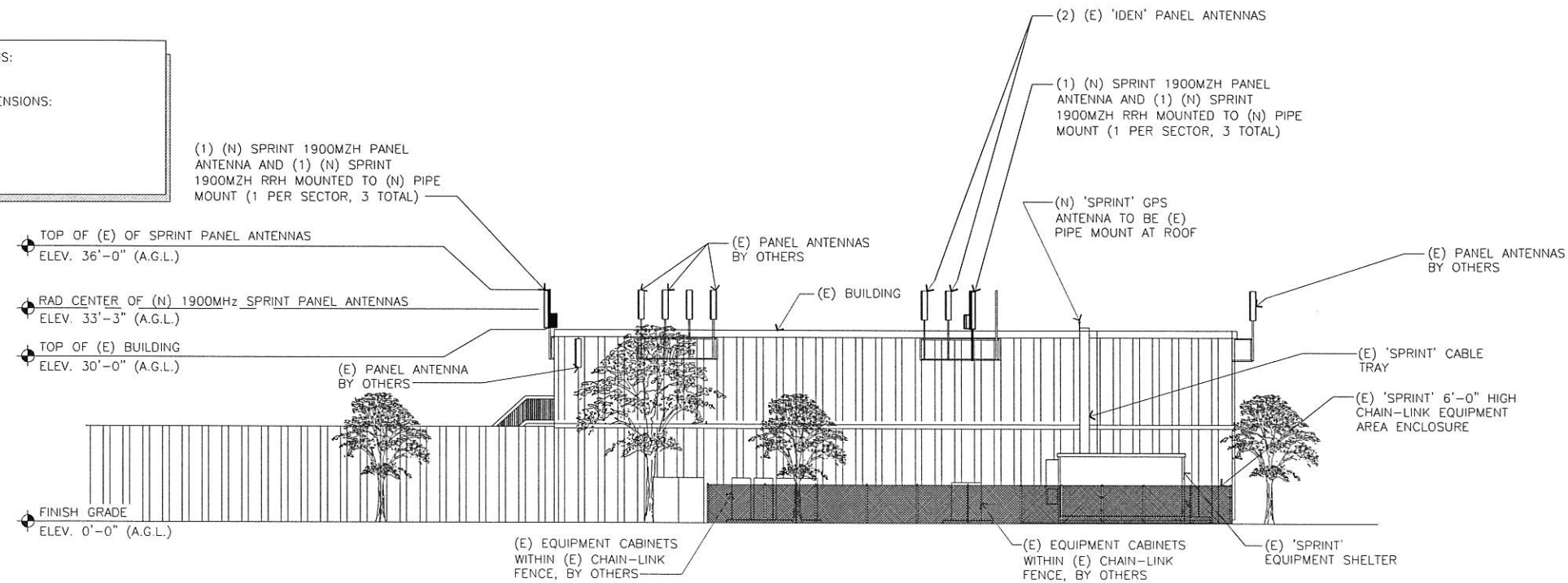
SCALE 3/32"=1'-0" 0 2' 4' 8' 16' **2**



EXISTING EAST ELEVATION

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

EXISTING ANTENNA DIMENSIONS:
9"W x 7"D x 54" H
NEW 1900MHZ ANTENNA DIMENSIONS:
11.8"W x 7"D x 72" H
NEW 1900MHZ RRH SIZE:
10.7"D x 11.1"W x 25.07"H



FINAL EAST ELEVATION

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

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SHEET TITLE

**EAST
ELEVATIONS**

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SHEET NUMBER

A-5



EXISTING



PROPOSED LOOKING NORTHWEST FROM FORD ROAD



EXISTING



PROPOSED LOOKING WEST FROM ADJACENT PARK



EXISTING



PROPOSED LOOKING SOUTH FORM BONITA CANYON DRIVE



EXISTING



PROPOSED LOOKING NORTHEAST FROM FORD ROAD