



**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 May 3, 2013

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

- Item 1: Chase Bank Comprehensive Sign Program No. CS2013-001 (PA2013-005)
3446 East Coast Highway
- Action: Approved Council District 6
- Item 2: Jack's Surfboards/Jack's Girls Outdoor Sales - Limited Term Permit Less Than
90 Days No. XP2013-003 (PA2013-092)
2727 Newport Boulevard

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.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

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

www.newportbeachca.gov

ZONING ADMINISTRATOR ACTION LETTER

Application No. **Comprehensive Sign Program No. CS2013-001 (PA2013-005)**
Applicant **Signtech Electrical Advertising**
Site Address **3446 East Coast Highway**
 Chase Bank Comprehensive Sign Program
Legal Description **Lot 4, Block T, Tract 323**

On **May 3, 2013**, the Zoning Administrator approved the following: A Comprehensive Sign Program for an existing single-tenant commercial building in accordance with the provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code. The approval includes allowing the following deviations from the Zoning Code: one additional wall sign on the primary frontage (Narcissus Avenue), one wall sign on each of two secondary frontages (East Coast Highway and the rear façade of the building facing the parking area across the alley), and relief from the 30-foot separation requirement for wall signs located at a building corner (tower). Each wall sign is 20.6 square feet in sign area and the total sign area for each frontage complies with requirements of the Zoning Code. The property is located in the CC (Commercial Corridor) District. The approval is based on the following findings and subject to the following conditions:

FINDINGS

Finding

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

Fact in Support of Finding

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

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

STANDARDS

Standard

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

Facts in Support of Standard

1. The subject site, located at the northwest corner of East Coast Highway and Narcissus Avenue, is developed with a single-tenant building currently being renovated to accommodate a new Chase Bank. The General Plan Land Use Element designation is Commercial Corridor (CC). The new bank use is consistent with this designation, which is intended for a range of neighborhood retail and service uses along frontages that are designated to foster pedestrian activity. The signs are accessory to the primary use.
2. A comprehensive sign program is required whenever three or more nonexempt signs are proposed for a single-tenant property. Approval of this Comprehensive Sign Program includes deviations to the number and location of wall signs and allows the flexible application of the Zoning Code sign regulations to achieve a unified design theme that meets the purpose and intent of the Zoning Code sign regulations.
3. In compliance with the purpose and intent of Chapter 20.42 (Sign Standards), the approved Comprehensive Sign Program provides the site with adequate identification without excessive proliferation of signage. Furthermore, it preserves the overall appearance of this area of Corona del Mar by regulating the type, number, design, and area of signage.

Standard

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

Fact in Support of Standard

1. The site is developed with a single-tenant building located at the northwest corner of East Coast Highway and Narcissus Avenue. Parking for the site is provided along the Narcissus Avenue frontage and within a parking lot located across the alley along the rear of the property. The existing building has a tower

entry element adjacent to the East Coast Highway frontage with facades that are oriented differently than the main building. The wall signs on the Narcissus Avenue frontage and the window and wall signs on the rear building façade facing the rear parking area clearly define the location of additional entrances to the building. The number and size of the signs are reasonable to provide adequate identification of the tenant given the location on the corner of two streets and orientation of the building on the site. The design of the signs is compatible with and enhances the overall design of the building and the site.

2. The proposed Comprehensive Sign Program, as conditioned, will not interfere with sight distance from any street, alley, or driveway and has been designed to direct visitors to the property. The number and location of the signs will not contribute to an overabundance of signs that will not have a detrimental effect on the neighborhood.
3. The proposed signage will not obstruct public views from adjacent roadways or parks because there are no public views through or across the subject property that are affected by the proposed project.
4. Because there is residential development located adjacent to the parking area across the alley at the rear of the site, the wall sign facing the parking lot area is conditioned to be non-illuminated. The wall signs facing East Coast Highway and Narcissus Avenue are illuminated and are conditioned to comply with the City's Municipal Code regarding sign illumination.

Standard

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

Fact in Support of Standard

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

Standard

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

Fact in Support of Standard

1. The proposed Comprehensive Sign Program establishes the type, number, design, and area of signage to accommodate changes of future tenants or uses on the site.

2. It is not anticipated that future revisions of the Comprehensive Sign Program will be necessary to accommodate changes in tenants or uses. However, the Community Development Director may approve minor revisions to the sign program if the intent of the original approval is not affected.

Standard

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

Fact in Support of Standard

1. This Comprehensive Sign Program allows for deviations with regard to the total number and location of the wall signs permitted.
2. Approval of the deviations requested allow one additional wall sign on the primary frontage (Narcissus Avenue), one wall sign on each of two secondary frontages (East Coast Highway and the rear façade of the building facing the parking area across the alley), and relief from the 30-foot separation requirement for wall signs located at a building corner (tower). The deviations are reasonable given the use of the structure, the design and size of the building, and the location of the building on the property at the corner of East Coast Highway and Narcissus Avenue.
3. Pursuant to Chapter 20.42 of the Zoning Code, the Zoning Administrator has the authority to allow an additional number of signs. In this case, the fascias of the tower entry element have a different orientation than the main building frontages and are taller than primary portion of the building. This additional sign is compatible with the design and architecture of the tower entry feature and the overall development of the site. Pursuant to Chapter 20.42 of the Zoning Code, the Zoning Administrator has the authority to allow signs to be located closer than 30 feet of each other. The two secondary signs will be located 11 feet from each other. In this case, the secondary signs are compatible in size and location given the design and size of the tower entry element.
4. With the exception of the deviations requested, the signs allowed with this Comprehensive Sign Program approval comply with all requirements for signs included in the Zoning Code. The additional wall signs and additional secondary frontage will enhance the overall development on the site and will accomplish the purpose and intent of the Zoning Code.

Standard

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

Fact in Support of Standard

1. The sign types allowed with the approval of this Comprehensive Sign Program are sign types permitted by the Zoning Code.

Standard

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

Fact in Support of Standard

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

CONDITIONS

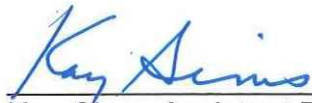
1. All proposed signs shall be in substantial conformance with the approved plans, Comprehensive Sign Program Matrix Table, and provisions of Chapter 20.42 of the Newport Beach Municipal Code, unless otherwise indicated in the following conditions.
2. Signs are limited to the designated building facades, street frontages, and regulations specified in the Comprehensive Sign Program Matrix Table included in this approval and the provisions of Chapter 20.42 of the Newport Beach Municipal Code.
3. The approval of Comprehensive Sign Program No. CS2013-001 supersedes previously approved Comprehensive Sign Program No. CS2010-002.
4. The sign area shall be measured by two perpendicular sets of parallel lines that surround the proposed sign copy area.
5. A building and electrical permit shall be obtained prior to commencement of installation of the signs. All work shall comply with the current codes. Installation plans including, but not limited to, sign weights, and attachment details shall be provided for the Building Division at plan check review.
6. A copy of this letter shall be incorporated into the plan check sets of plans prior to issuance of the building permits.
7. If any of the existing public improvements surrounding the site are damaged by private work, new concrete sidewalk, curb and gutter, street pavement, and other public improvements will be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works inspector.

8. Prior to building permit final, an encroachment agreement shall be obtained for all permanent non-standard encroachment over the public right-of-way, including but not limited to, signs, overhangs, facades, etc.
9. All illuminated signs shall comply with the provisions of Section 20.42.070 of the Newport Beach Municipal Code. If, in the opinion of the Director, existing illumination creates an unacceptable negative impact on surrounding land uses, the Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
10. All signs located on the rear building facade facing the alley shall be non-illuminated.
11. The final location of signs shall be reviewed by the City Traffic Engineer and shall conform to City Standard 110-L to ensure that adequate vehicular sight distance is provided.
12. The signs shall be maintained in a clean and orderly condition.
13. The Community Development Director may approve revisions to the Comprehensive Sign Program if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require approval of a new/revised Comprehensive Sign Program by the Zoning Administrator.
14. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Division, so long as the sign size, copy configuration and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of signs shall be exercised as necessary.
15. The Zoning Administrator may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.
16. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.
17. 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 Chase Bank Comprehensive Sign Program including, but not limited to, the Comprehensive Sign Program No. CS2013-001 (PA2013-005). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development 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 Brenda Wisneski, Zoning Administrator,



Kay Sims, Assistant Planner

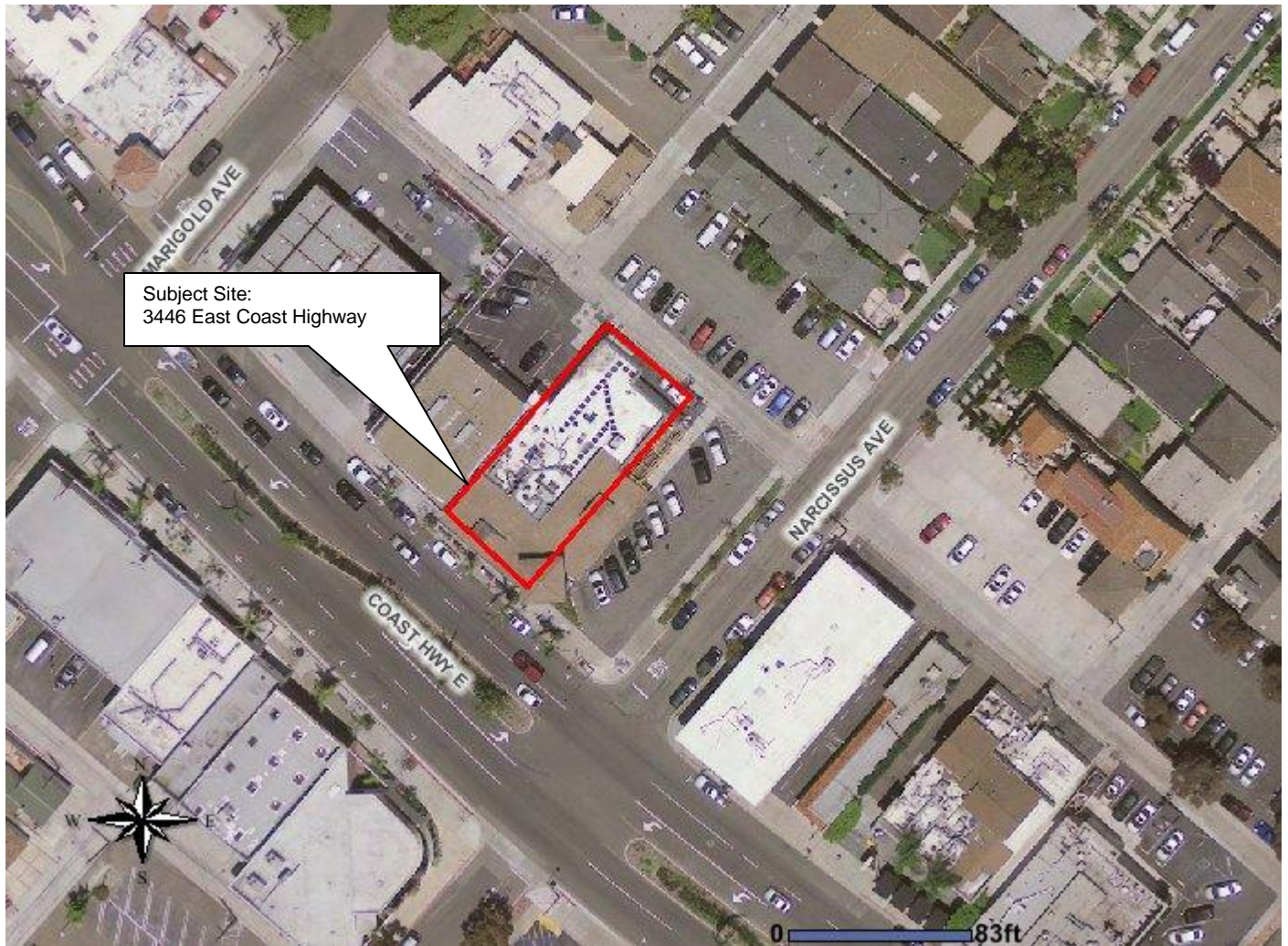
GR/ks

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

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. CS2013-001
PA2013-005

3446 East Coast Highway

Attachment No. ZA 2
Comprehensive Sign Program Matrix Table

Sign Program Matrix - Chase Bank Corona Del Mar

Frontage Designations

A. Facing South - Narcissus Avenue

B. Facing West - Pacific Coast Highway

C. Facing East - Alley and Parking lot

Type of sign	Standards
Wall Sign - Primary Frontage Signs N1 and N4	Quantity: 2 Sign N1 - Frontage A (Tower Entrance 1) Area: 20.6 sf Letter Height: 18" Logo Height: 23.5" Illumination: Yes Sign N4 Frontage A (Entrance 2) Area: 20.6 sf Letter Height: 18" Logo Height: 23.5" Illumination: Yes
Wall Sign - Secondary Frontage Signs N2 and N3	Quantity: 2 Sign N2 - Frontage B (Tower) Area: 20.6 sf Letter Height: 18" Logo Height: 23.5" Illumination: Yes Sign N3 - Fontage C Area: 20.6 sf Letter Height: 18" Logo Height: 23.5" Illumination: No
ATM Surrounds Signs N5 and N6	Quantity: 2 - Frontage A Area: 2.3 sf Letter Height: 6" Illumination: Yes
Entrance Wall Plaque	Quantity: 2 - Frontage A and B (Beside Entrance 1 and 2) Area: 2 sf Letter Height: 1.5" Illumination: No
Vehicle Oriented Directional Sign N14	Quantity: 1 (Double-sided) Area: 2.3 sf Letter Height: 1.5" Illumination: No
Window Sign N20	Quantity: 1 - Frontage A (Over Entrance 1) Area: 1.8 sf Letter Height: 6.13" Illumination: No

COMPLIANCE REQUIRED

1. Exempt signs shall comply with the standards prescribed in the Zoning Code.
2. Temporary Banner Signs shall comply with Chapter 20.42 of the Zoning Code.
3. All signs shall substantially conform to the stamped and dated approved set of plans.
4. Signs shall also comply with the provisions of Section 20.42.080 of the Newport Beach Municipal Code, Standards for Specific Types of Permanent Signs, unless otherwise indicated by table matrix and/or in the finding and conditions in the associated resolution of approval.
5. Pursuant to Section 20.42.120.F of the Zoning Code, the Planning Director may approve minor revisions to the Sign Program if the intent of the original approval is not affected.

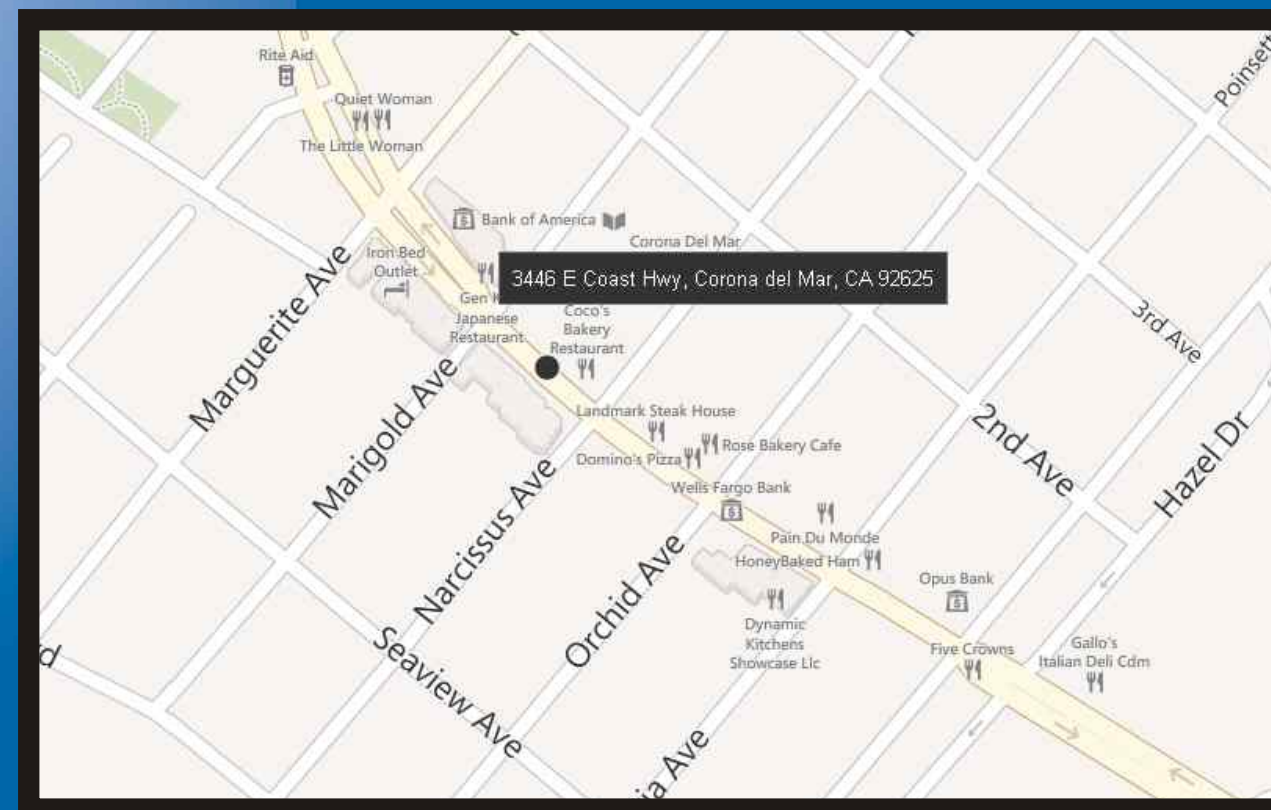
Attachment No. ZA 3

Project Plans



#26758

**Corona Del Mar 3446
East Pacific Coast Highway
Corona Del Mar, CA. 92660**



ALL WORK YOU COMPLY WITH 2010 CALIFORNIA BUILDING CODES AND 2008 CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR SIGN LIGHTING



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**JP Morgan Chase Bank
#26758**

**Corona Del Mar
3446 East Pacific Coast Highway
Corona Del Mar, CA. 92660**

Date: 07/10/12
Salesperson: Arthur Navarro
Coordinator: Jennifer Kindl
Designer: kendra pickett
Scale: As noted

Revisions

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CUSTOMER APPROVAL

Customer Signature _____ Date _____
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Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

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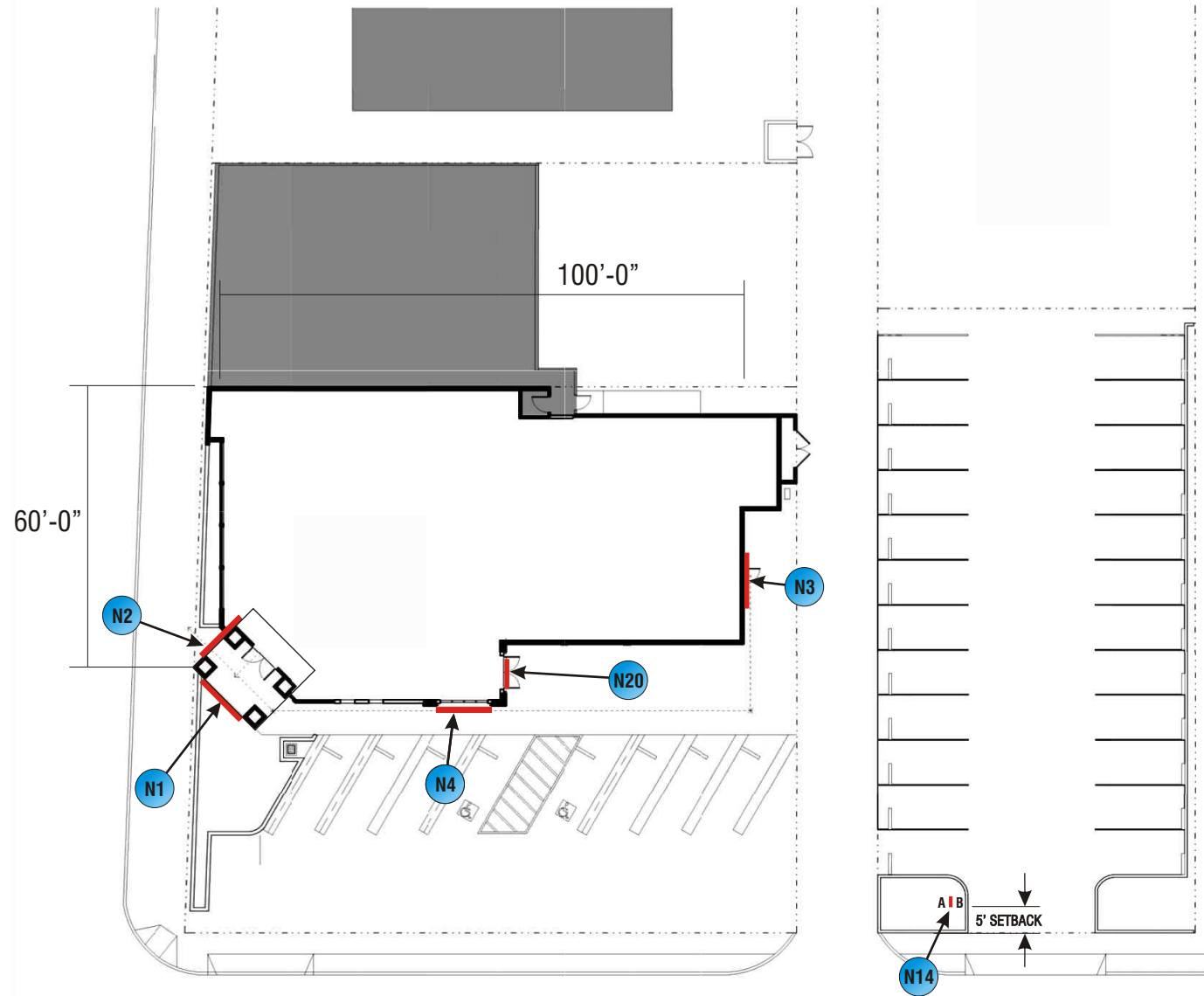
Work Order Number: 52515

Title Page

SIGN LEGEND - ALLOWED

Elevation	No.	Sign Type	Description	Sq.Ft.
Southwest	N1	LIF-WBO-18	18" White Channel Letters and Logo	20.6
West	N2	LIF-WBO-18	18" White Channel Letters and Logo	20.6
East	N3	LNIC-WBO-18	18" Non-Illuminated White Reverse Channel Letters & Logo	20.6
South	N4	LIF-WBO-18	18" White Channel Letters and Logo	20.6
	N5	SUR-TTW-U	Universal ATM Surround	
	N6	SUR-TTW-U	Universal ATM Surround	
	N7	NONE	REMOVED FROM SCOPE OF WORK	
	N8	AFF-SS-OCT-18	18" Stainless Steel Halo Lit Octagon	
	N9	CPC-BFW-LARGE-48-RE	CPC Brand Focal Wall <i>(Future Sign To Be Provided At Later Date)</i>	
	N10	CPC-TTS-10-RE	CPC Table Top Sign	
	N11	CPC-TTS-10-RE	CPC Table Top Sign <i>(Future Sign To Be Provided At Later Date)</i>	
	N12	CPC-EWP-20.5-RE	CPC Entrance Wall Plaque <i>(Future Sign To Be Provided At Later Date)</i>	
	N13	CPC-EWP-20.5-RE	CPC Entrance Wall Plaque <i>(Future Sign To Be Provided At Later Date)</i>	
	N14	CUSTOM D2	Non-Illuminated Directional Sign (No Chase Branding)	
	N15	NONE	REMOVED FROM SCOPE OF WORK	
	N16	NONE	REMOVED FROM SCOPE OF WORK	
	N17	NONE	REMOVED FROM SCOPE OF WORK	
	N18	NONE	REMOVED FROM SCOPE OF WORK	
	N19	NONE	REMOVED FROM SCOPE OF WORK	
	N20	CUSTOM VINYL	Transom Window Chase Vinyl Copy & Logo	
	N21	NONE	REMOVED FROM SCOPE OF WORK	
	N22	NONE	REMOVED FROM SCOPE OF WORK	
	N23	NONE	REMOVED FROM SCOPE OF WORK	
	N24	NONE	REMOVED FROM SCOPE OF WORK	
	N25	NONE	REMOVED FROM SCOPE OF WORK	
	N26	NONE	REMOVED FROM SCOPE OF WORK	
	N27	NONE	REMOVED FROM SCOPE OF WORK	
	N28	NONE	REMOVED FROM SCOPE OF WORK	

Total Proposed Sq Ft 82.4



NOTE: PARKING DESIGNATIONS FOR THE STALLS FACING THE ALLEY ARE TO BE PAINTED ON WHEEL STOP OR ASPHALT PAVING BY OTHERS.

IMPORTANT: PROVIDE 20 AMP DEDICATED CIRCUIT FOR SIGNAGE WITH AUTOMATIC TIME CLOCK CONTROL. SIGN INSTALLER TO IDENTIFY SIGN CIRCUIT BREAKER AND UPDATE PANEL DIRECTORY.

SITE PLAN SCALE: 1/32" = 1'-0"



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JP Morgan Chase Bank #26758

Corona Del Mar
 3446 East Pacific Coast Highway
 Corona Del Mar, CA. 92660

Date: 07/10/12
 Salesperson: Arthur Navarro
 Coordinator: Jennifer Kindl
 Designer: kendra pickett
 Scale: As noted

Revisions

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Drawing Number: 12-00931

Work Order Number: 52515

Site Plan and Sign Legend



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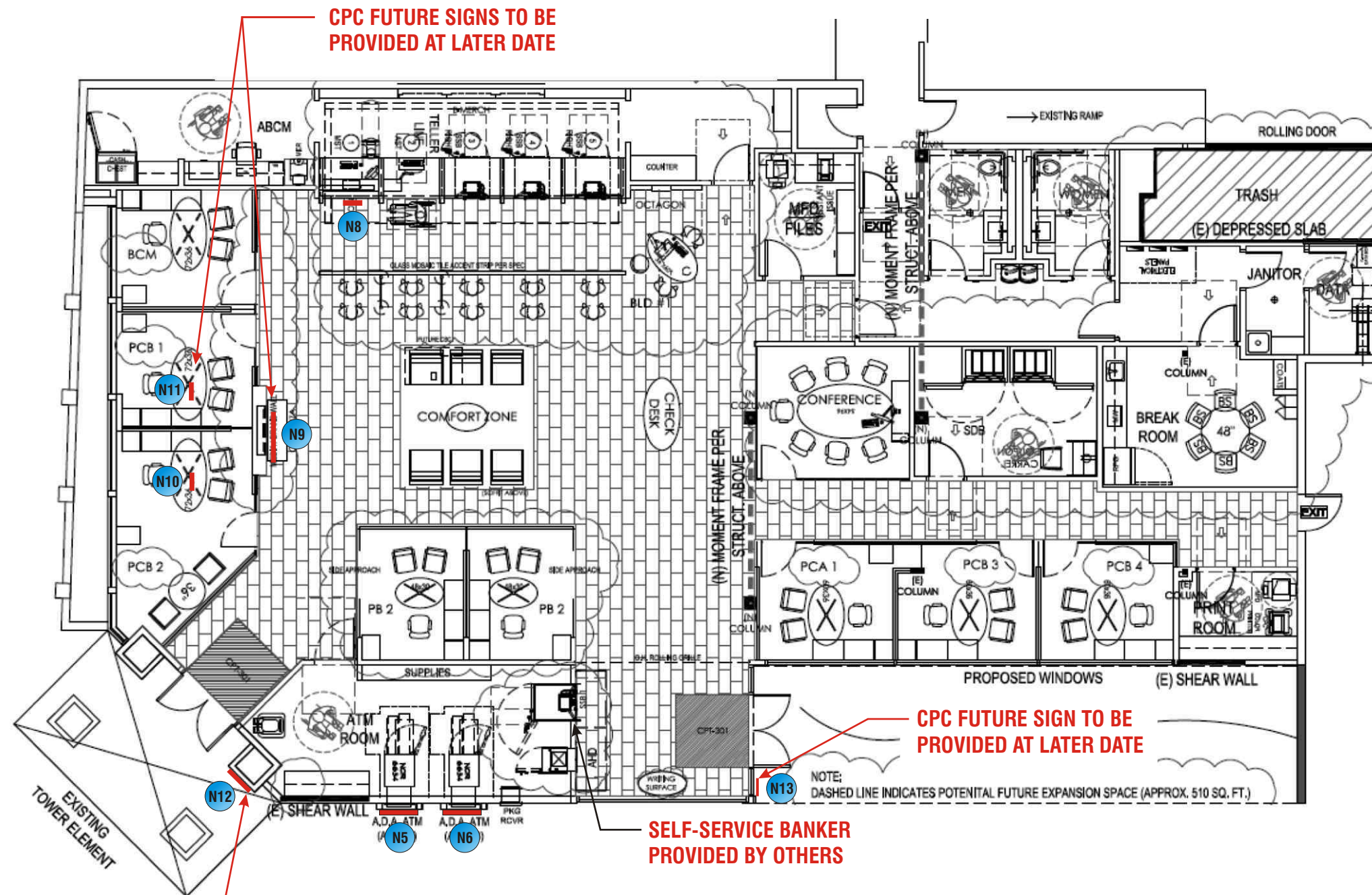
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CPC FUTURE SIGN TO BE PROVIDED AT LATER DATE

FLOOR PLAN SCALE: 3/32" = 1'-0"

Marketing Checklist: Mass Branch

Fixtures to be installed (per the floor plan)

	Check all that Apply	Qty	Size/Type	Comments
Teller Merchandising	<input checked="" type="checkbox"/> Digital	1x3	46" or 55"	As determined by the floor plan
	<input checked="" type="checkbox"/> Teller Marketing Signs	4 to 6		As determined by the floor plan
	<input checked="" type="checkbox"/> Teller FDIC Signs	4 to 6		As determined by the floor plan
	<input type="checkbox"/>			
	<input type="checkbox"/>			
	<input checked="" type="checkbox"/> Business Trans Directional	1		
Comfort Zone/Lobby	<input checked="" type="checkbox"/> Digital	1x1	46" or 55"	As determined by the floor plan
	<input type="checkbox"/>			
	<input type="checkbox"/>			
	<input checked="" type="checkbox"/> Chase What Matters Fixture	As needed		For CZs located next to a wall. Floating CZs get nothing.
	<input checked="" type="checkbox"/> CSC Directional	1		Above CSC
	<input checked="" type="checkbox"/> SDB Sign	As needed		As determined by the floor plan
Sales Zone	<input checked="" type="checkbox"/> SDB Directional	As needed		As determined by the floor plan
	<input checked="" type="checkbox"/> Wall Posters	As needed		As determined by the floor plan
	<input checked="" type="checkbox"/> Desk Posters	As needed		As determined by the floor plan
	<input checked="" type="checkbox"/> SIPC Disclosures	As needed		As determined by the floor plan
	<input checked="" type="checkbox"/> Door Slides Left (IS only)	As needed		As determined by the floor plan
	<input checked="" type="checkbox"/> Door Slides Right (IS only)	As needed		As determined by the floor plan
Drive Thru	<input checked="" type="checkbox"/> Hours Vinyl	1		
	<input checked="" type="checkbox"/> 3x7 FDIC Sticker	1 to 3		
	<input checked="" type="checkbox"/> Drive Up Banner Stands	Varies		Depends on number of lanes
Operational Signs:	<input checked="" type="checkbox"/>			As determined by the floor plan. Plaque is applied to vault-like deposits; sticker is applied to over-under ATMs. Times: 5 p.m. or 7 a.m.
	<input checked="" type="checkbox"/> Night Drop Signage	1	Plaque or Sticker	
	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/> Hours Vinyl	1 to 3		Depending on the number of customer entry doors
	<input checked="" type="checkbox"/> Hours Plaque			Only used for colonial-style doors.
	<input checked="" type="checkbox"/> Address Numbers	1 to 3		Sets



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Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

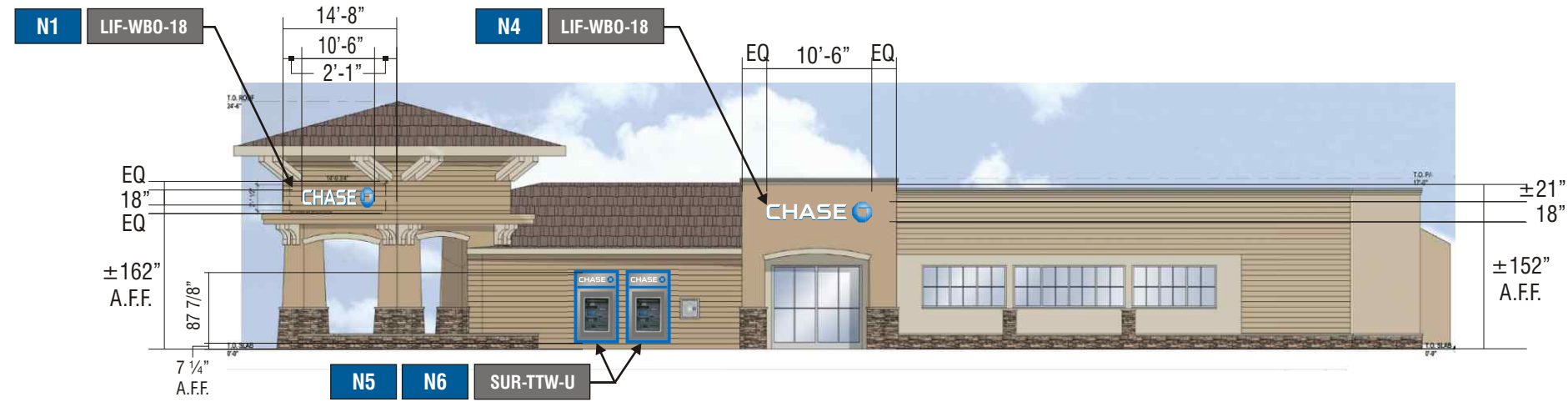
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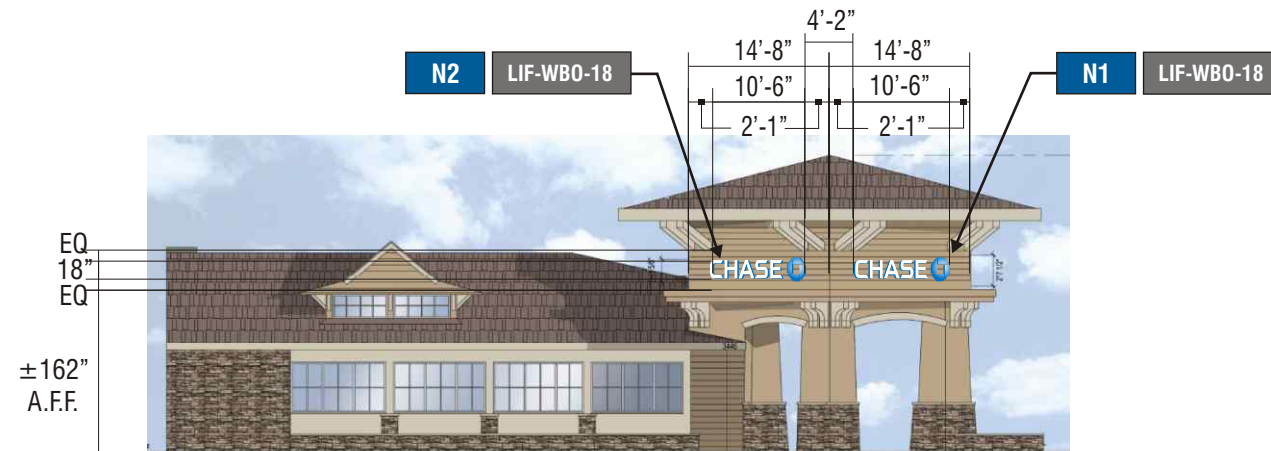
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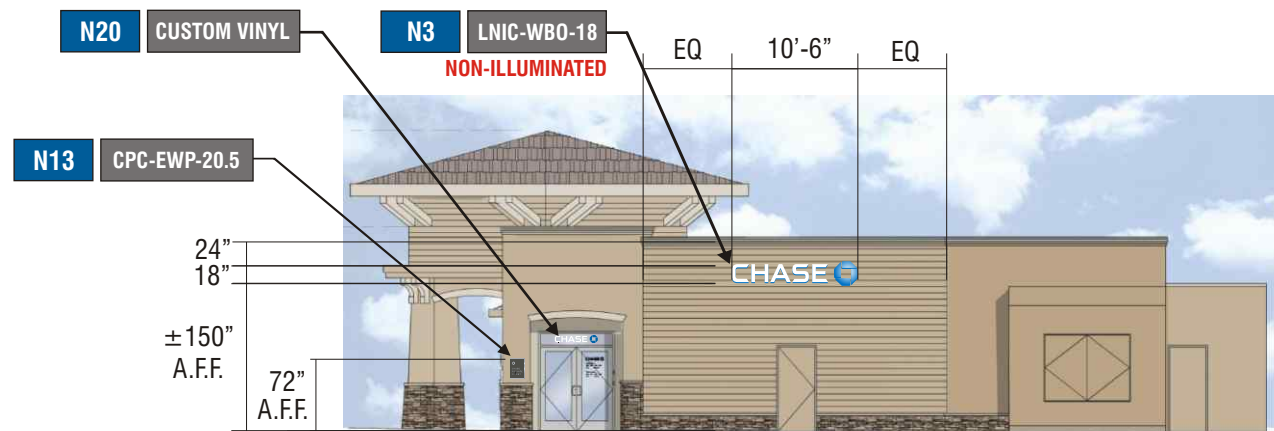
SIGNAGE OVERVIEW - ALLOWED



SOUTH ELEVATION SCALE: 1/16" = 1'-0"



WEST ELEVATION SCALE: 1/16" = 1'-0"



EAST ELEVATION SCALE: 1/16" = 1'-0"



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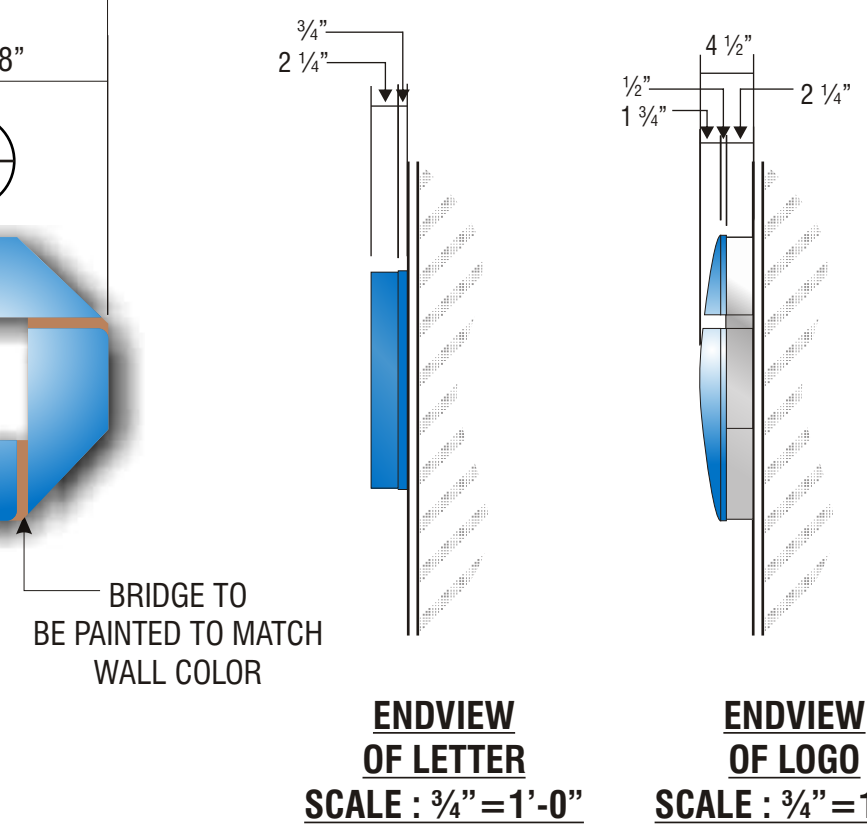
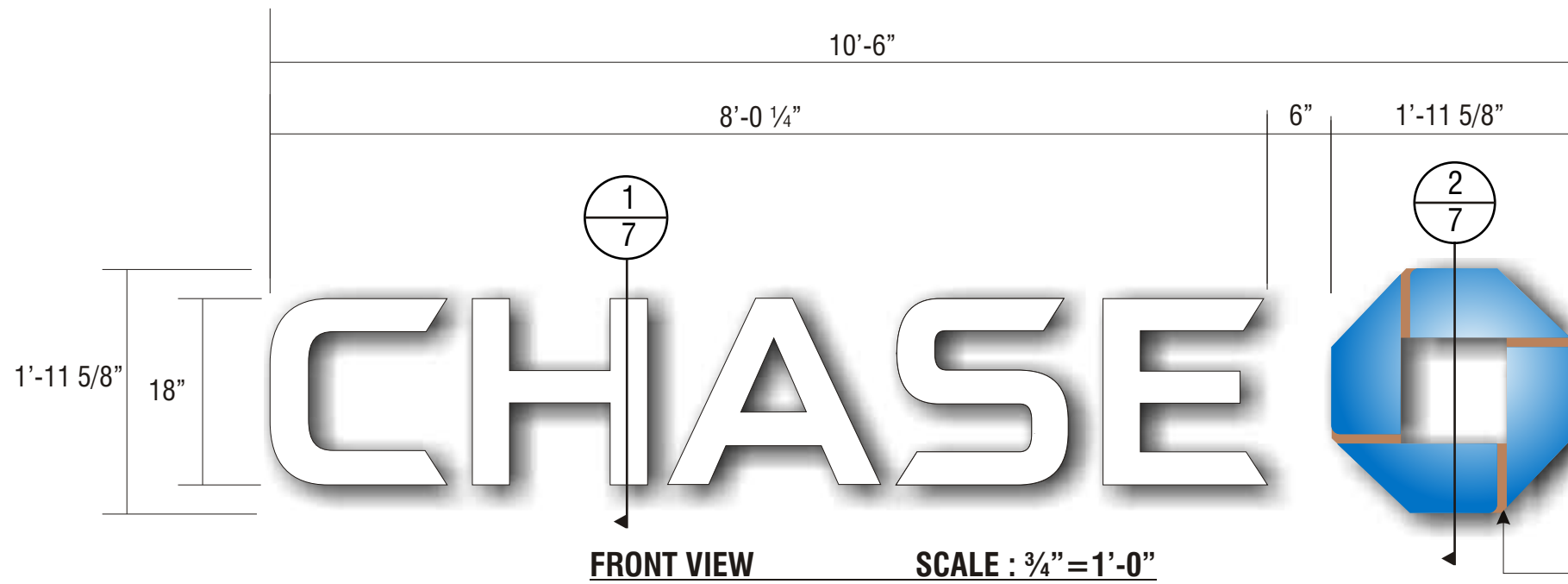
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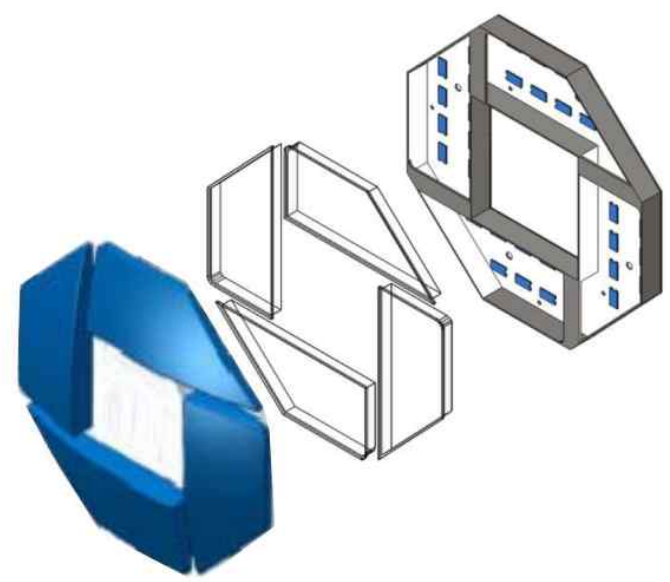
N1 **N2** **N4**

SIGN TYPE LIF-WBO-18

MANUFACTURE AND INSTALL THREE (3) INTERNALLY ILLUMINATED SETS OF CHANNEL LETTERS

LETTERS:
FACE: .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS
RETURNS: 0.118" x 3" DEEP ARISTECH #6046 BLUE WITH #3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.
BACKS: .080" ALUM. BACK WITH 3/4" x .080" OUTSIDE ALUM. RETURN AND 1/2" x 1/8" ALUM. ANGLE CLIPS ON INTERIOR OF LETTER FOR FACE ATTACHMENT.
PAINT : EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION : PERMLIGHT 753 WHITE TWISTER STAR LED'S AND PERMLIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:
BACKS & RETURNS: .125" ALUM. BACK WITH STACK WELDED 2 1/4" x .080" ALUM. RETURNS.
LOGO CAN FACE : .125" ALUM. BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS
PLEX FACE : .118" THERMO-FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4" CLEAR PLEX 2ND SURFACE FACES.
PAINT : EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
BRIDGES: TO BE PAINTED TO MATCH EXTERIOR WALL. COLOR TO FOLLOW
ILLUMINATION : PERMLIGHT 753 BLUE TWISTER STAR LED'S AND PERMLIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.



3D VIEW OF OCTAGON

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
 As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
 Each Sign MUST have: - A dedicated branch circuit
 - Three wires: Line, Ground, and Neutral.
 - Wire Size: Min 12 GA THHN Copper Wire.
 NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
 - The ground wire must be continuous & go from the sign to the panelboard ground bus.

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MEMBER OF
 WSA INTERNATIONAL SIGN ASSOCIATION
 CESA CALIFORNIA ELECTRIC SIGN ASSOCIATION

JP Morgan Chase Bank #26758

Corona Del Mar
 3446 East Pacific Coast Highway
 Corona Del Mar, CA. 92660

Date: 07/10/12
 Salesperson: Arthur Navarro
 Coordinator: Jennifer Kindl
 Designer: kendra pickett
 Scale: As noted

Revisions	
△	△
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△	△
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CUSTOMER APPROVAL
 Customer Signature _____ Date _____
COPY, COLORS & SIZES

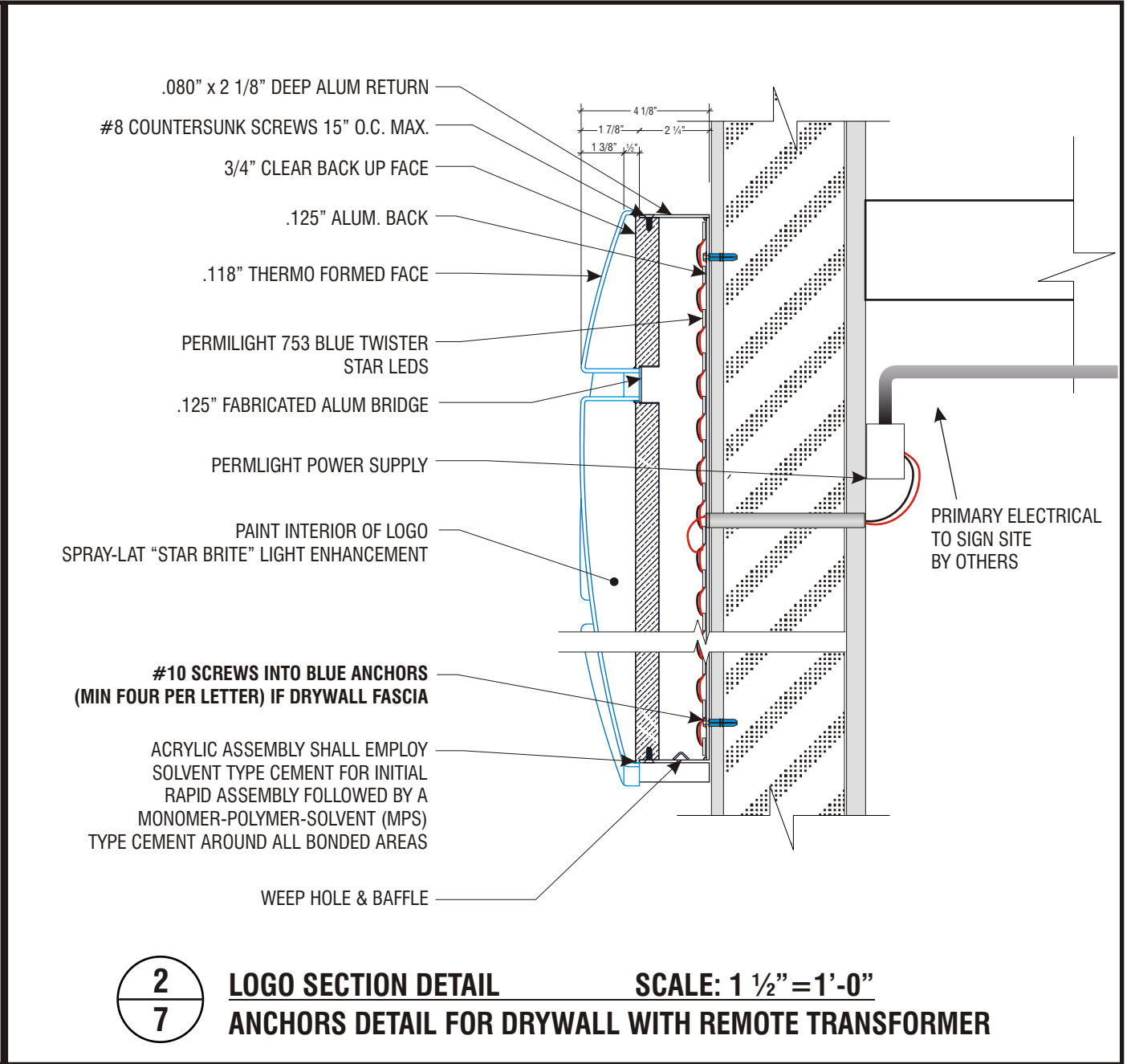
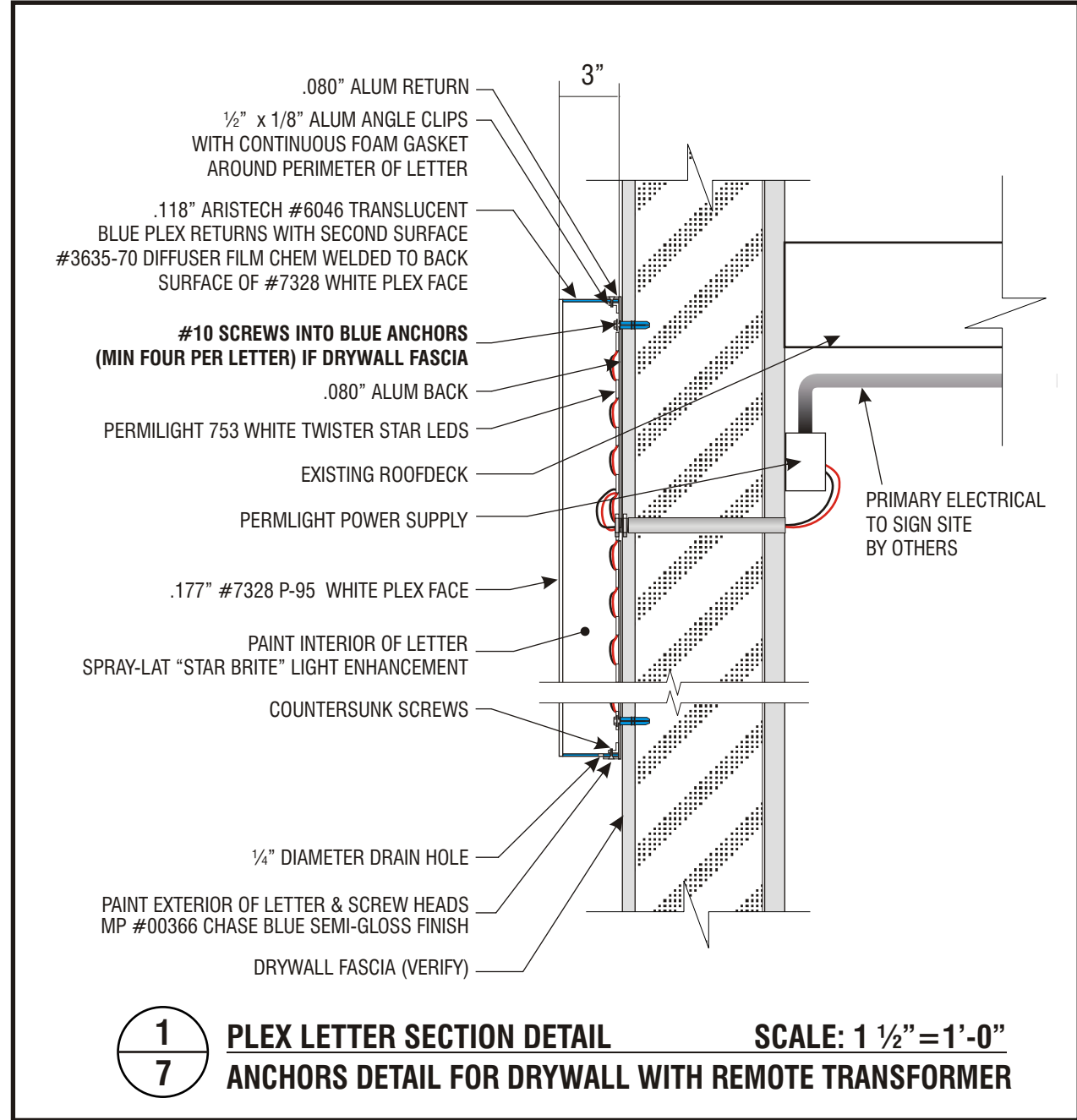
Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____

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Drawing Number: 12-00931
 Work Order Number: 52515

ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.



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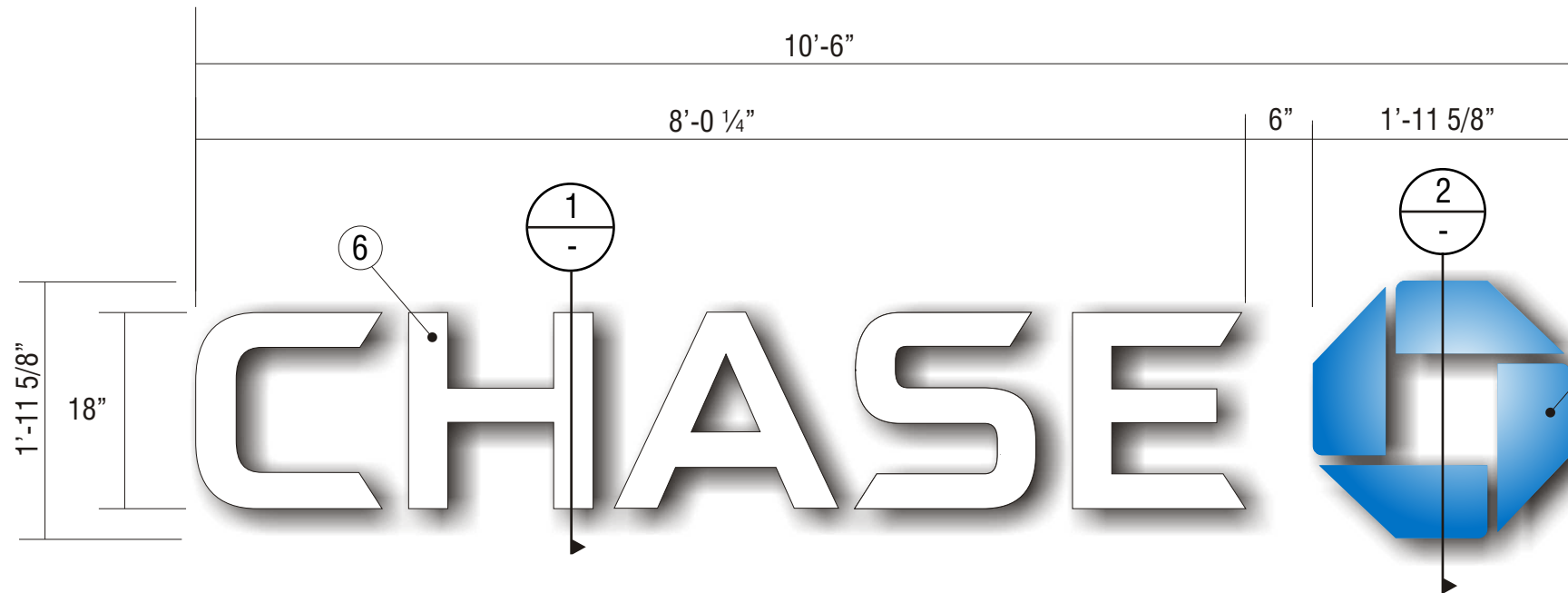
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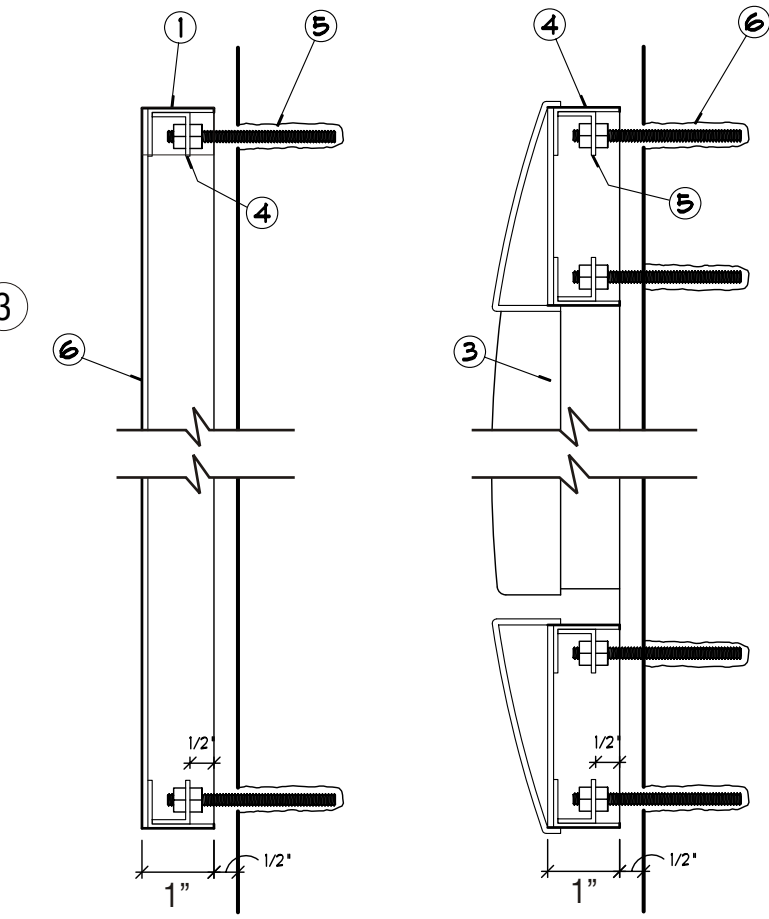
FRONT VIEW SCALE : 3/4" = 1'-0"
20.67 SQ.FT.

N3

SIGN TYPE LNIC-WBO-18

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED SET OF CHANNEL LETTERS

1. .090" ALUM. LETTER RETURN. FORM AS SHOWN. PAINT FINISH MATTHEWS MP# 00366 (PMS #300 BLUE), SEMI-GLOSS.
2. OCTAGON TO BE THERMOFORMED ACRYLIC. PAINT FINISH ALL EXPOSED SURFACES MATTHEWS MP# 00366 (PMS #300 BLUE), SEMI-GLOSS.
3. .090" ALUMINUM OCTAGON RETURN. FORM AS SHOWN. PAINT FINISH MATTHEWS MP# 00366 (PMS #300 BLUE), SEMI-GLOSS.
4. .090" ALUMINUM INTERMITTENT ATTACHMENT CLIPS AS REQ'D.
5. 1/4" THREADED ROD AS REQ'D FOR ATTACHMENT OF LETTERS TO WALL. DOUBLE MOUNT FASTEN THREADED ROD TO ATTACHMENT CLIP. SET LETTERS AT 1/2" STANDOFF FROM WALL. ATTACH LETTERS TO WALL WITH SILICONE CAULK AS REQUIRED FOR SECURE FASTENING.
6. LETTER FACE TO BE .125" ALUM. PAINT FINISH MATTHEWS MP# 33800 WHITE, SEMI-GLOSS.



① **DETAIL AT LETTER** ② **DETAIL AT OCTAGON**



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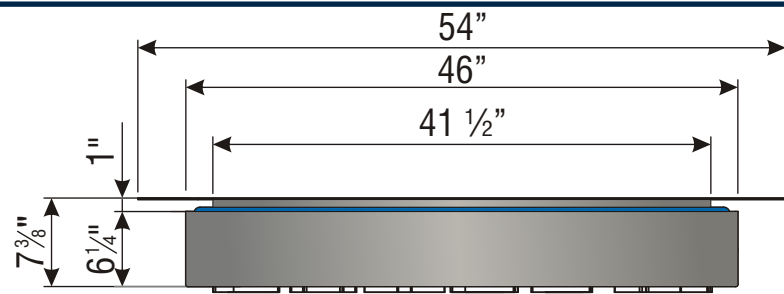
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Drawing Number: 12-00931

Work Order Number: 52515



TOP VIEW SUR-TTW-U-4
SCALE: 3/4" = 1'-0"

STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-18101 CHASE NICKEL:
BASE COAT:* 3-4 MEDIUM COATS OF MAP SVOC2471 FOR BASE COAT.
 ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F. FOR 15MIN.
STIPPLE FINISH COAT:* MIX MAP SVOC1761 WITH CATALYST BUT_*NO*_REDUCER;
 SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
 20-25 PSI ATOMIZING AIR AT THE PAINT GUN -
 USE 1.0 TO 1.2 FLUID NOZZLE.
 APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

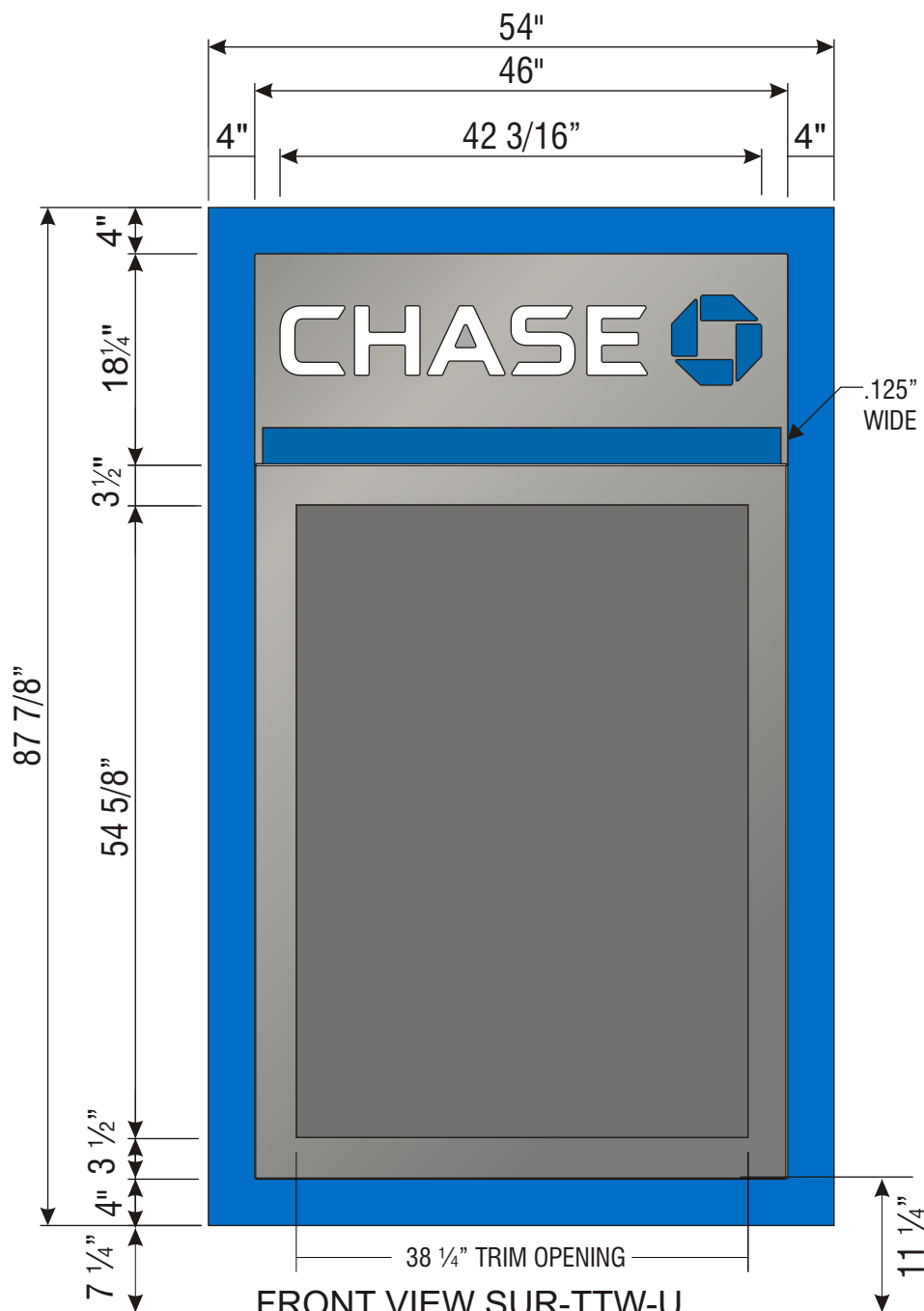
STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-49353 CHASE BLUE METALLIC:
BASE COAT:* 3-4 MEDIUM COATS OF SVOC2472 SP FOR BASE COAT.
 ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F. FOR 15MIN.
STIPPLE FINISH COAT:* MIX MAP SVOC2049 SP WITH CATALYST BUT_*NO*_REDUCER;
 SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
 20-25 PSI ATOMIZING AIR AT THE PAINT GUN -
 USE 1.0 TO 1.2 FLUID NOZZLE.
 APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

GRAPHICS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY!
 USE ONLY APPROVED ARTWORK FOR PRODUCTION.

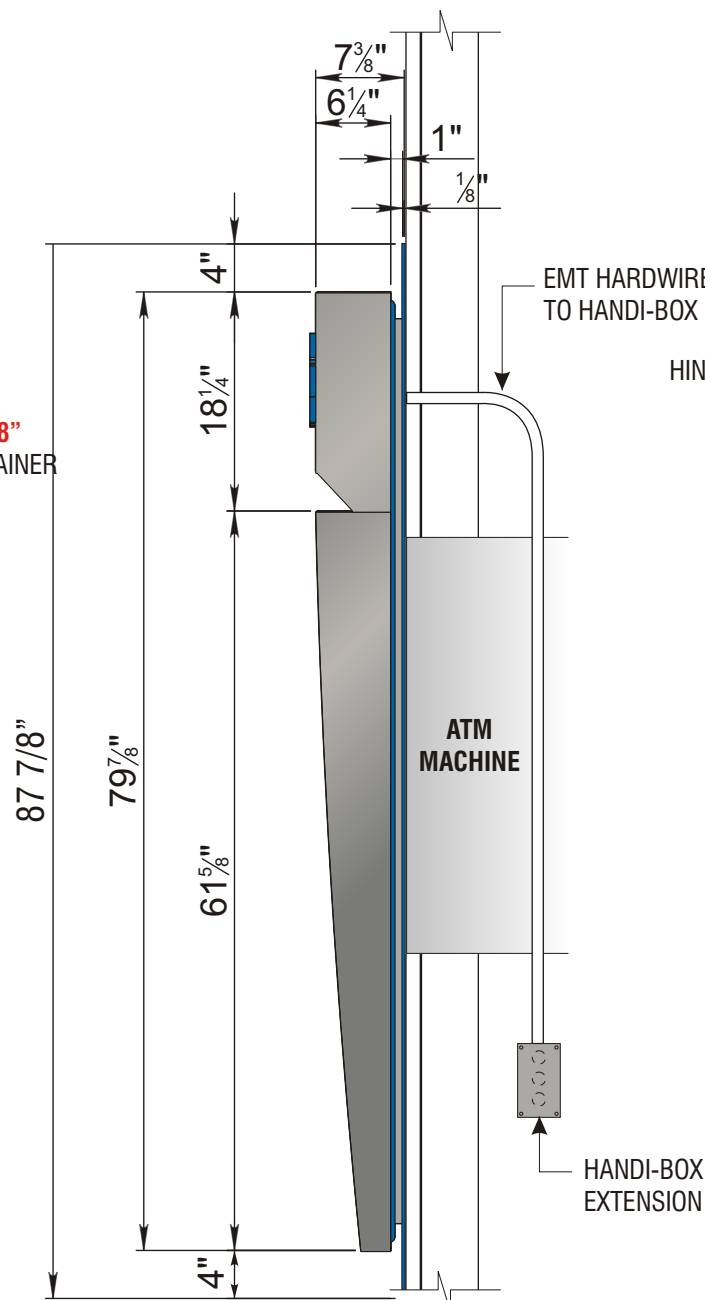
ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH

SLOAN BLUE LED STRIPE AROUND PERIMETER TO PROVIDE HALO-LIT EFFECT AGAINST BACK PANEL

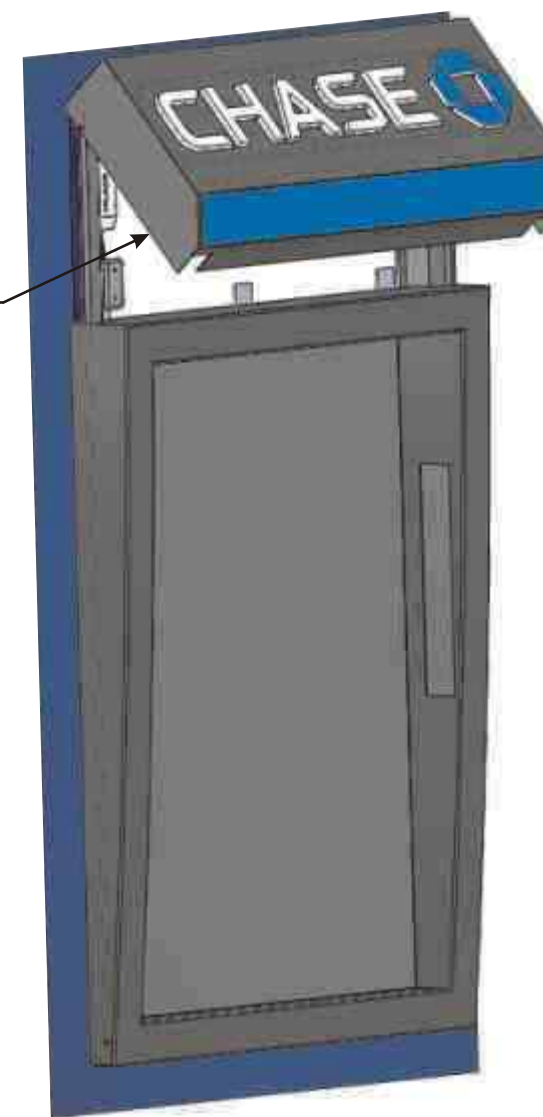
NOTE: PUSH-THRU ACRYLIC SHALL HAVE A MILL FINISH ON ALL ROUNDED EDGES



FRONT VIEW SUR-TTW-U
SCALE: 3/4" = 1'-0"



SIDE VIEW SUR-TTW-U



PERSPECTIVE VIEW SUR-TTW-U
SCALE: 3/4" = 1'-0"

N5 N6 SIGN TYPE SUR-TTW-U

MANUFACTURE AND INSTALL TWO (2) INTERNALLY ILLUMINATED ATM SURROUNDS



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COPY, COLORS & SIZES

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Customer Signature _____ Date _____

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Drawing Number: 12-00931

Work Order Number: 52515

MATERIAL SPECIFICATIONS:

PAINT:

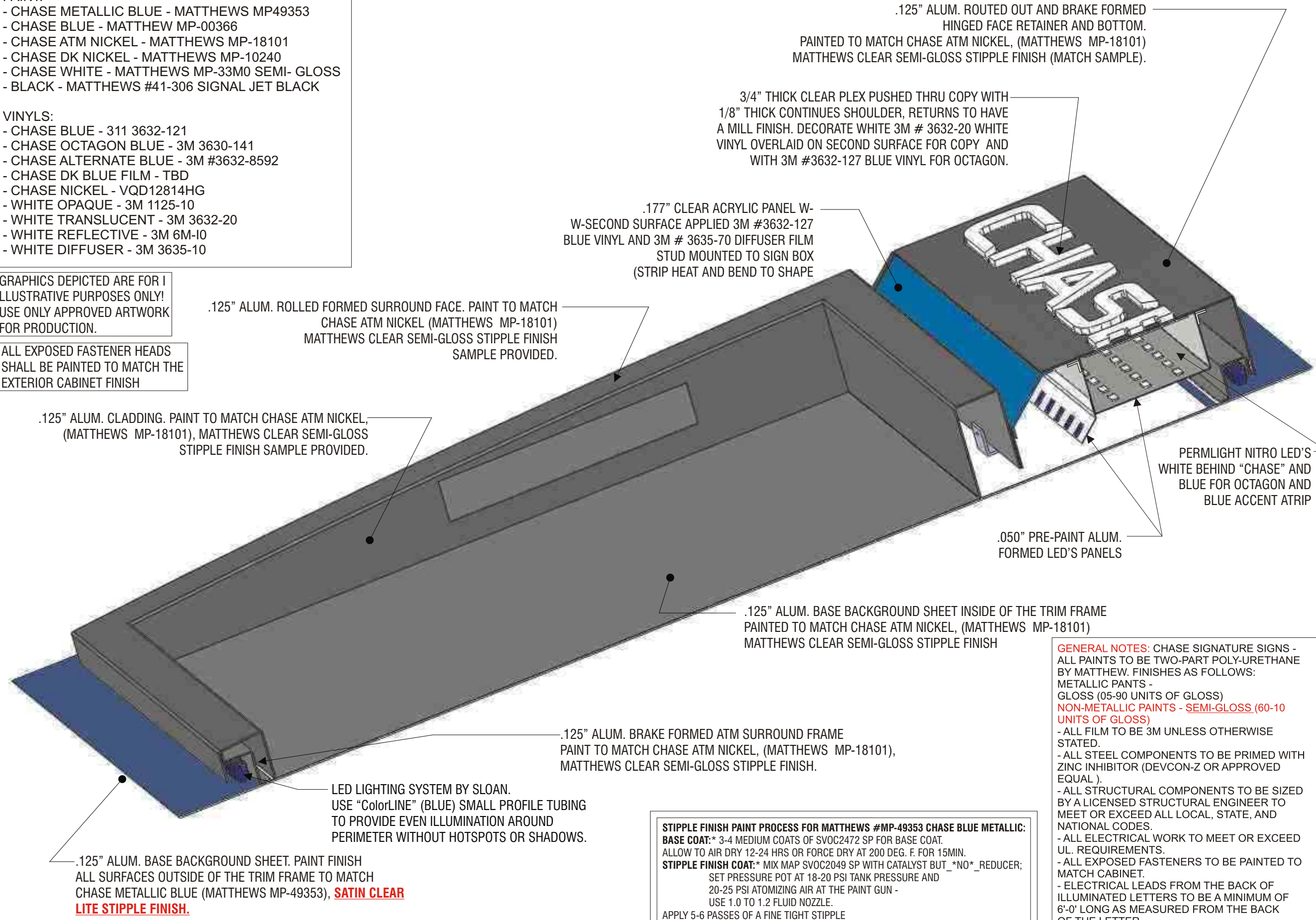
- CHASE METALLIC BLUE - MATTHEWS MP49353
- CHASE BLUE - MATTHEW MP-00366
- CHASE ATM NICKEL - MATTHEWS MP-18101
- CHASE DK NICKEL - MATTHEWS MP-10240
- CHASE WHITE - MATTHEWS MP-33M0 SEMI- GLOSS
- BLACK - MATTHEWS #41-306 SIGNAL JET BLACK

VINYLS:

- CHASE BLUE - 311 3632-121
- CHASE OCTAGON BLUE - 3M 3630-141
- CHASE ALTERNATE BLUE - 3M #3632-8592
- CHASE DK BLUE FILM - TBD
- CHASE NICKEL - VQD12814HG
- WHITE OPAQUE - 3M 1125-10
- WHITE TRANSLUCENT - 3M 3632-20
- WHITE REFLECTIVE - 3M 6M-10
- WHITE DIFFUSER - 3M 3635-10

GRAPHICS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY! USE ONLY APPROVED ARTWORK FOR PRODUCTION.

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH



.125" ALUM. ROUTED OUT AND BRAKE FORMED HINGED FACE RETAINER AND BOTTOM. PAINTED TO MATCH CHASE ATM NICKEL, (MATTHEWS MP-18101) MATTHEWS CLEAR SEMI-GLOSS STIPPLE FINISH (MATCH SAMPLE).

3/4" THICK CLEAR PLEX PUSHED THRU COPY WITH 1/8" THICK CONTIGUES SHOULDER, RETURNS TO HAVE A MILL FINISH. DECORATE WHITE 3M # 3632-20 WHITE VINYL OVERLAID ON SECOND SURFACE FOR COPY AND WITH 3M #3632-127 BLUE VINYL FOR OCTAGON.

.177" CLEAR ACRYLIC PANEL W- W-SECOND SURFACE APPLIED 3M #3632-127 BLUE VINYL AND 3M # 3635-70 DIFFUSER FILM STUD MOUNTED TO SIGN BOX (STRIP HEAT AND BEND TO SHAPE

.125" ALUM. ROLLED FORMED SURROUND FACE. PAINT TO MATCH CHASE ATM NICKEL (MATTHEWS MP-18101) MATTHEWS CLEAR SEMI-GLOSS STIPPLE FINISH SAMPLE PROVIDED.

.125" ALUM. CLADDING. PAINT TO MATCH CHASE ATM NICKEL, (MATTHEWS MP-18101), MATTHEWS CLEAR SEMI-GLOSS STIPPLE FINISH SAMPLE PROVIDED.

PERMLIGHT NITRO LED'S WHITE BEHIND "CHASE" AND BLUE FOR OCTAGON AND BLUE ACCENT ATRIP

.050" PRE-PAINT ALUM. FORMED LED'S PANELS

.125" ALUM. BASE BACKGROUND SHEET INSIDE OF THE TRIM FRAME PAINTED TO MATCH CHASE ATM NICKEL, (MATTHEWS MP-18101) MATTHEWS CLEAR SEMI-GLOSS STIPPLE FINISH

.125" ALUM. BRAKE FORMED ATM SURROUND FRAME PAINT TO MATCH CHASE ATM NICKEL, (MATTHEWS MP-18101), MATTHEWS CLEAR SEMI-GLOSS STIPPLE FINISH.

LED LIGHTING SYSTEM BY SLOAN. USE "ColorLINE" (BLUE) SMALL PROFILE TUBING TO PROVIDE EVEN ILLUMINATION AROUND PERIMETER WITHOUT HOTSPOTS OR SHADOWS.

.125" ALUM. BASE BACKGROUND SHEET. PAINT FINISH ALL SURFACES OUTSIDE OF THE TRIM FRAME TO MATCH CHASE METALLIC BLUE (MATTHEWS MP-49353), **SATIN CLEAR LITE STIPPLE FINISH.**

STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-49353 CHASE BLUE METALLIC:
BASE COAT:* 3-4 MEDIUM COATS OF SVOC2472 SP FOR BASE COAT. ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F. FOR 15MIN.
STIPPLE FINISH COAT:* MIX MAP SVOC2049 SP WITH CATALYST BUT _NO*_REDUCER; SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND 20-25 PSI ATOMIZING AIR AT THE PAINT GUN - USE 1.0 TO 1.2 FLUID NOZZLE. APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

GENERAL NOTES: CHASE SIGNATURE SIGNS - ALL PAINTS TO BE TWO-PART POLY-URETHANE BY MATTHEW. FINISHES AS FOLLOWS:
 METALLIC PAINTS - GLOSS (05-90 UNITS OF GLOSS)
 NON-METALLIC PAINTS - **SEMI-GLOSS (60-10 UNITS OF GLOSS)**
 - ALL FILM TO BE 3M UNLESS OTHERWISE STATED.
 - ALL STEEL COMPONENTS TO BE PRIMED WITH ZINC INHIBITOR (DEVCON-Z OR APPROVED EQUAL).
 - ALL STRUCTURAL COMPONENTS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL LOCAL, STATE, AND NATIONAL CODES.
 - ALL ELECTRICAL WORK TO MEET OR EXCEED UL. REQUIREMENTS.
 - ALL EXPOSED FASTENERS TO BE PAINTED TO MATCH CABINET.
 - ELECTRICAL LEADS FROM THE BACK OF ILLUMINATED LETTERS TO BE A MINIMUM OF 6'-0" LONG AS MEASURED FROM THE BACK OF THE LETTER



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 Corona Del Mar, CA. 92660

Date: 07/10/12
 Salesperson: Arthur Navarro
 Coordinator: Jennifer Kindl
 Designer: kendra pickett
 Scale: As noted

Revisions

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CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

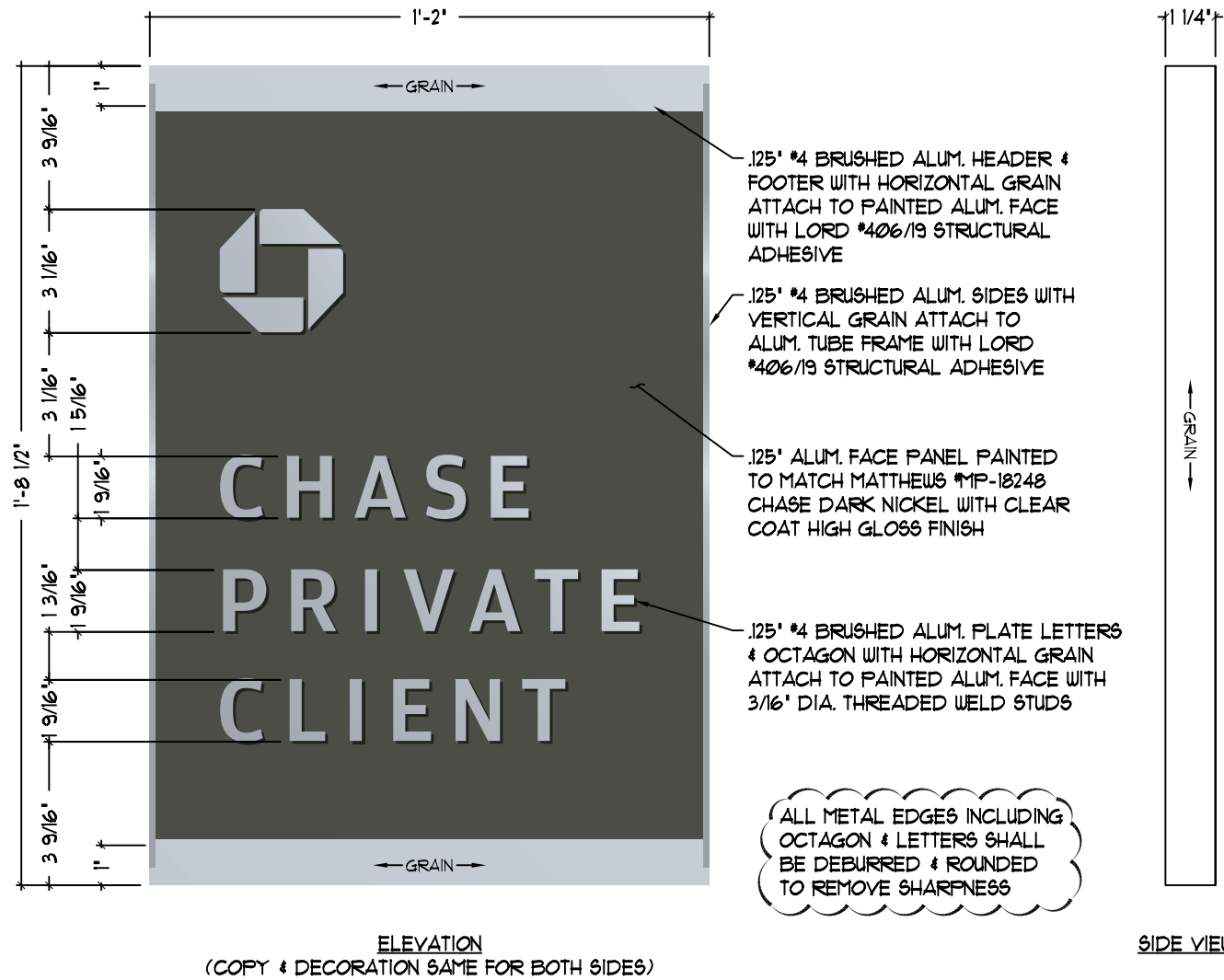
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Customer Signature _____ Date _____

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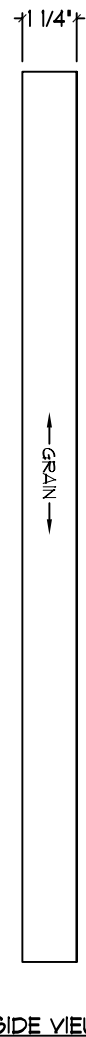
Drawing Number: 12-00931

Work Order Number: 52515

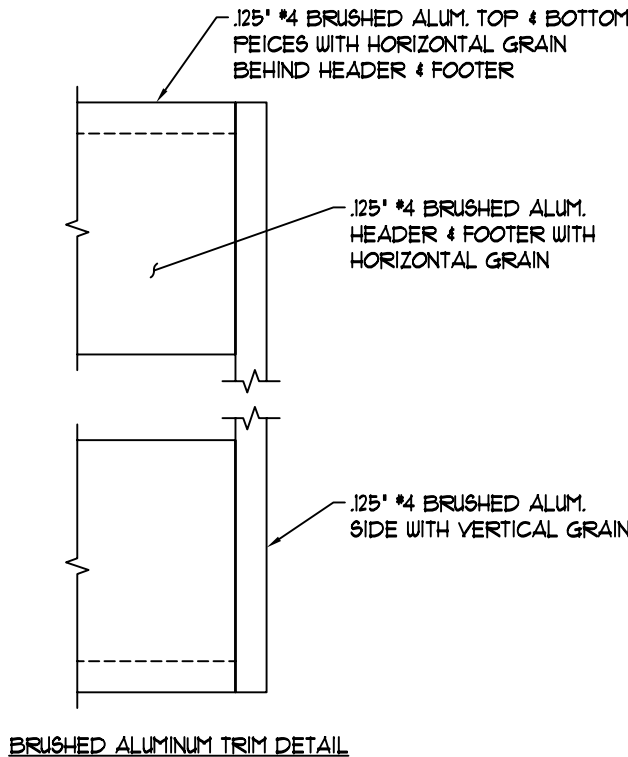


ELEVATION
(COPY & DECORATION SAME FOR BOTH SIDES)

MANUFACTURER SHALL USE A TEMPLATE TO ENSURE PROPER PLACEMENT & ALIGNMENT OF LETTERS & OCTAGON



SIDE VIEW



BRUSHED ALUMINUM TRIM DETAIL

APPROX WEIGHT OF SIGN: 11 LBS

NOTES:

1. Design is based on 90 mph 3 sec gust design wind speed per IBC 2006, Exposure C.
2. No additional wind catching surfaces are added to the building structure, the customer's building engineer is to determine the adequacy of the supporting structure.
3. Aluminum shapes shall be extruded from 6061-T6 alloy. Aluminum sheet shall be 3003-H14 alloy. Aluminum plate shall be 5052-H34 alloy.
4. All fasteners shall be stainless steel or otherwise coated to prevent corrosion.
5. Welds shall be made with a 4000 series filler by persons qualified in accordance with AWS standards within the past two years.
6. All wall penetrations shall be sealed to prevent water intrusion.
7. This design is prototypical and should not be used for site specific applications unless deemed suitable by a competent Professional Engineer.



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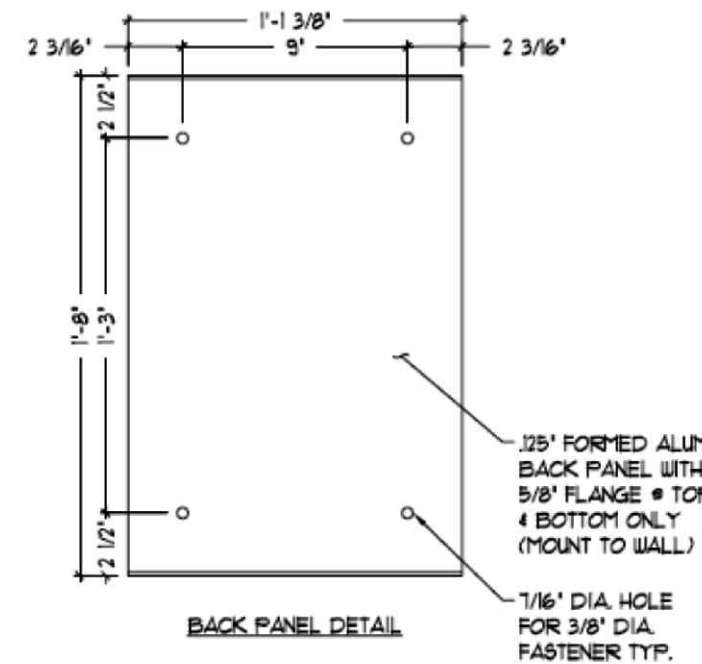
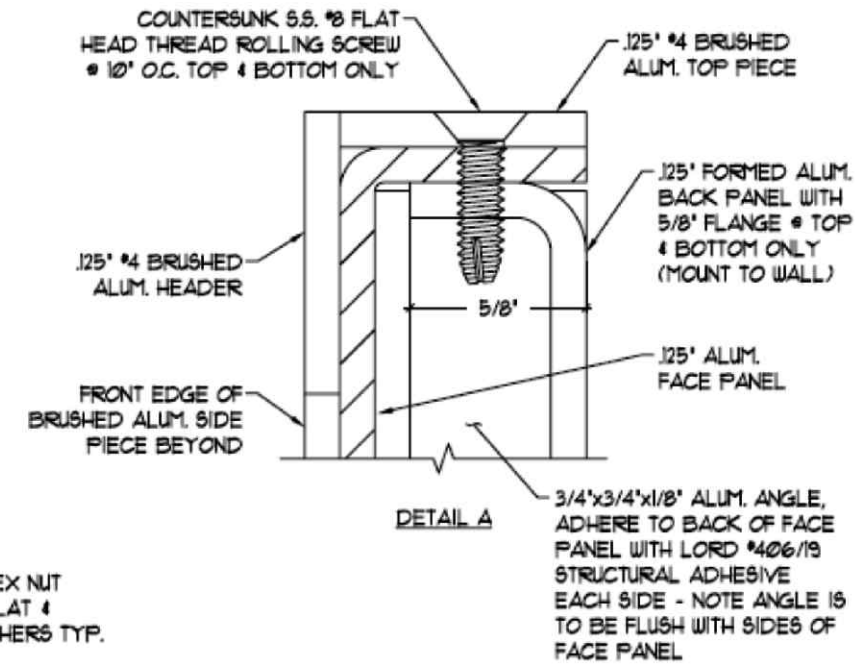
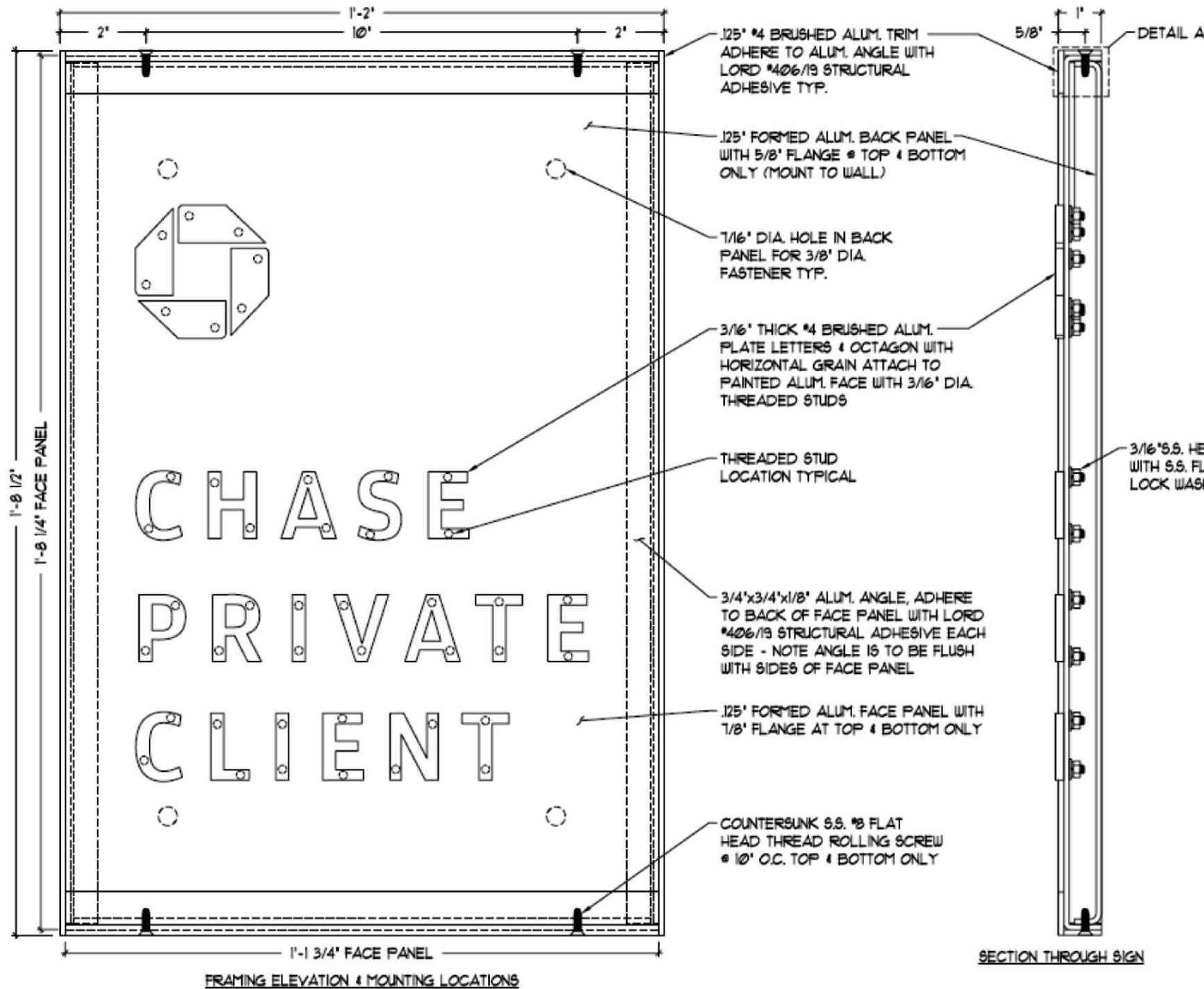
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N12 N13

SIGN TYPE CPC-EWP-DF-20.5-RE

MANUFACTURE AND INSTALL TWO (2) D/F NON-ILLUMINATED ENTRANCE WALL PLAQUES



N12

WALL MOUNT DETAIL



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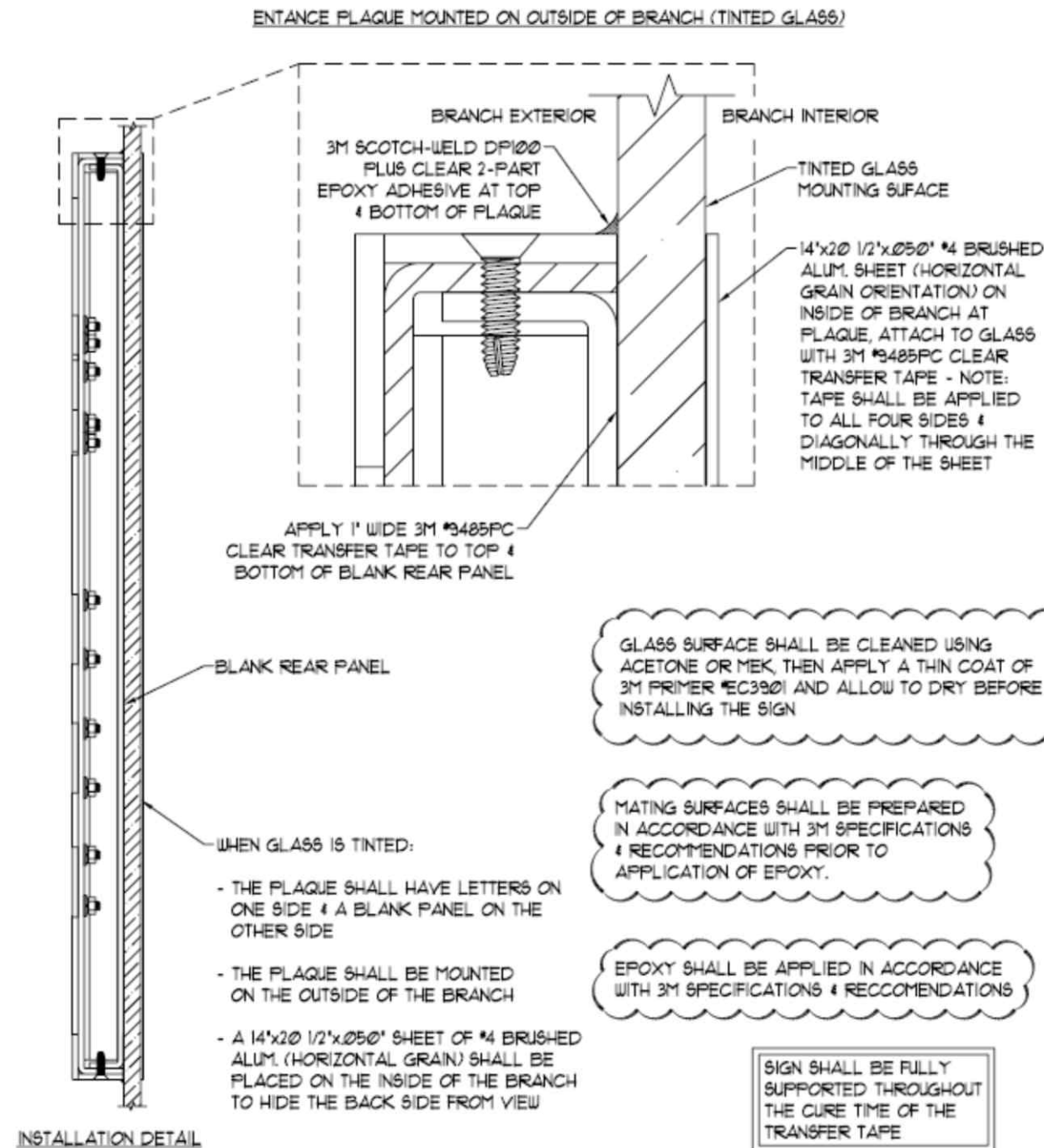
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GLASS SURFACE SHALL BE CLEANED USING ACETONE OR MEK, THEN APPLY A THIN COAT OF 3M PRIMER #EC3901 AND ALLOW TO DRY BEFORE INSTALLING THE SIGN

MATING SURFACES SHALL BE PREPARED IN ACCORDANCE WITH 3M SPECIFICATIONS & RECOMMENDATIONS PRIOR TO APPLICATION OF EPOXY.

EPOXY SHALL BE APPLIED IN ACCORDANCE WITH 3M SPECIFICATIONS & RECOMMENDATIONS

SIGN SHALL BE FULLY SUPPORTED THROUGHOUT THE CURE TIME OF THE TRANSFER TAPE

N13

WINDOW MOUNT DETAIL



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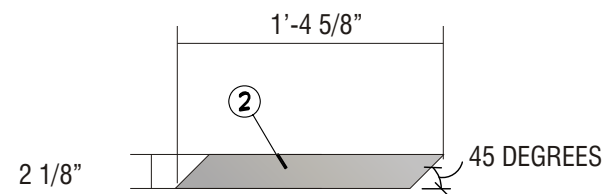
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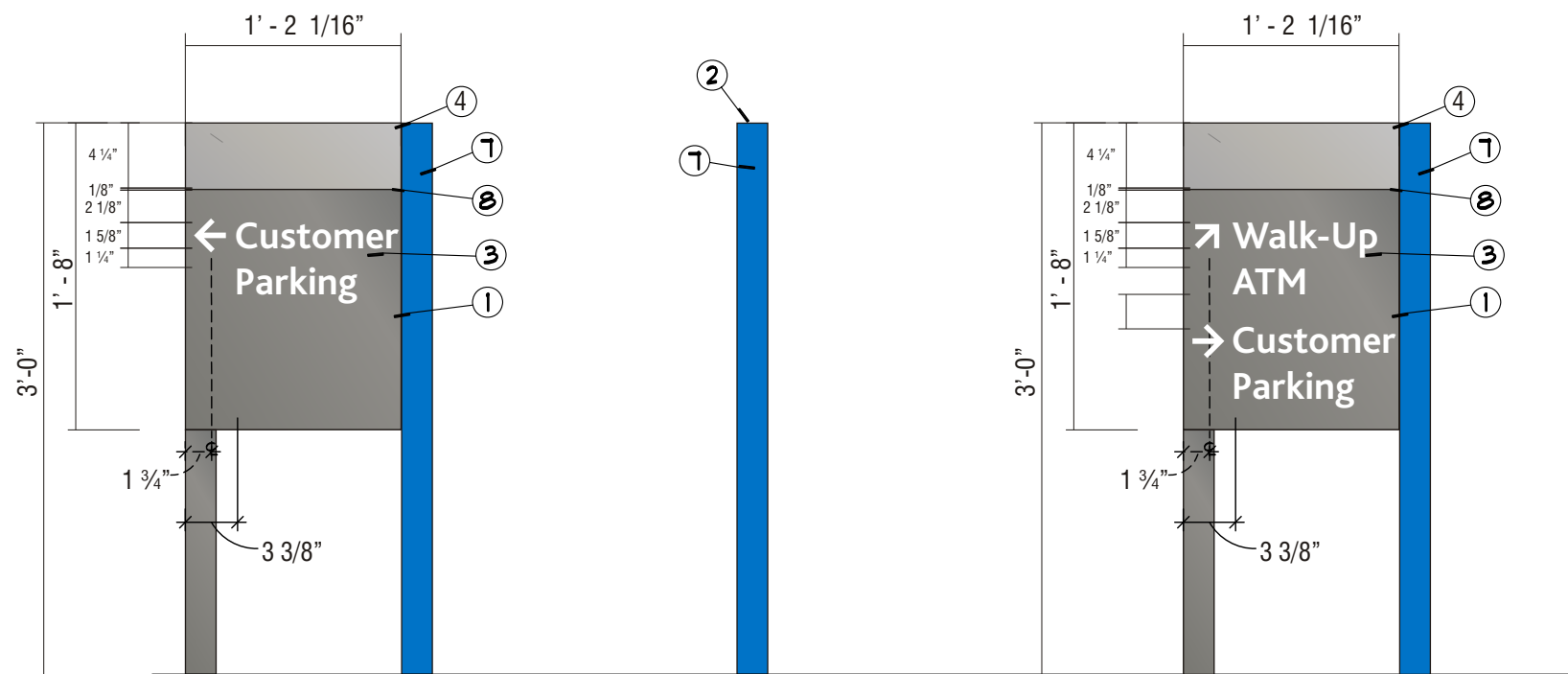
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TOP VIEW SCALE: 1"=1'-0"



FRONT VIEW SCALE: 1"=1'-0"

SQ. FT.- 2.0

RIGHT SIDE VIEW

SCALE: 1"=1'-0"

BACK VIEW SCALE: 1"=1'-0"

1. .125" ALUM. BREAKFORMED SIGN FACE. FORM AS SHOWN. ROUT 1/4" WIDE REVEAL AS SHOWN. WELD .125" ALUM. FLAT STOCK CONTINUOUS AT REVEAL AND AT BASE TO ACT AS A SPACER. WELD TO BACK SIDE FACE AND TOP TO FORM A COMPLETE ENCLOSURE. LOWER OVER FRAME AND SCREW ATTACH AT TOP. PAINT FINISH DARK NICKEL MATTHEWS MP-18248. GLOSS FINISH.
2. .125" ALUM. TOP FORM AS SHOWN. PAINT FINISH NICKEL MATTHEWS MP-19891. GLOSS FINISH. MECHANICALLY ATTACH TO TOP OF FRAME.
3. COPY AND ARROWS TO BE 3M SCOTCHLITE WHITE #680-10. TYPEFACE TO BLISS BOLD (AVAILABLE AT WWW.TYPOGRAPHY.NET). VERIFY ALL COPY PRIOR TO FABRICATION.
4. PAINT FINISH SIGNATURE BAND NICKEL MATTHEWS MP-19891. GLOSS FINISH.
5. "CHASE" TO BE 3M SCOTCH LITE FILM #680-10 WHITE. USE REVERSE ARTWORK SUPPLIED BY DESIGNER.
6. "OCTAGON" TO BE 3M SCOTCH LITE FILM #680-76 LIGHT BLUE. USE REVERSE ARTWORK SUPPLIED BY DESIGNER.
7. PAINT FINISH BEVELED RETURN TO MATCH PMS 300 (MATTHEWS MP-00366). SEMI-GLOSS.
8. PAINT FINISH REVEAL DARK NICKEL MATTHEWS MP-18248. GLOSS FINISH.

N14

SIGN TYPE CUSTOM D-2

NO CHASE BRANDING

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN



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Customer Signature _____ Date _____
COPY, COLORS & SIZES

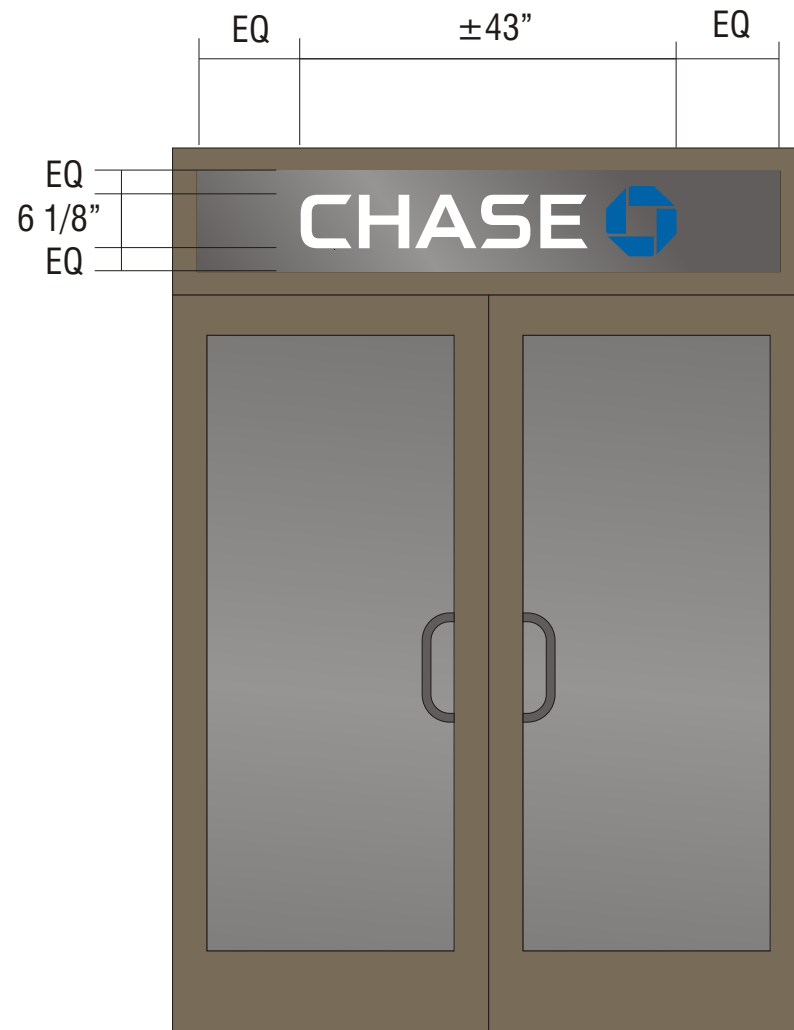
Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____

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Drawing Number: 12-00931

Work Order Number: 52515



TYPICAL DOOR ELEVATION SCALE: 1/2" = 1'-0"

N20 SIGN TYPE CUSTOM VINYL

MANUFACTURE AND INSTALLONE (1) SET OF FIRST SURFACE VINYL LETTERS AND OCTAGON ON WINDOW TRANSOM GLASS

CHASE: 3M #7725-20 WHITE VINYL. OCTAGON: 3M #7725-47 INTENSE BLUE VINYL.



Signtech™

4444 Federal Blvd. San Diego CA 92102
 Phone: (619) 527-6100 / Fax: (619) 527-6111
 www.signtechUSA.com



JP Morgan Chase Bank #26758

Corona Del Mar
 3446 East Pacific Coast Highway
 Corona Del Mar, CA. 92660

Date: 07/10/12
 Salesperson: Arthur Navarro
 Coordinator: Jennifer Kindl
 Designer: kendra pickett
 Scale: As noted

Revisions

△	△
△	△
△	△
△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____

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Drawing Number: 12-00931
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COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

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

www.newportbeachca.gov

ZONING ADMINISTRATOR ACTION LETTER

Application No. Limited Term Permit (Less Than 90 Days) No. XP2013-003
(PA2013-092)

Applicant Jack's Surfboards

Site Address 2727 Newport Boulevard
Jack's Surfboards/Jack's Girls Outdoor Sales

Legal Description Lake Tract, Lot 4 Block 127 and Lots 5 to 14 including and
portion of Lots 2/3 lying northerly of 26th Street and all -
except street- Lots 15 to 19 including all in Block 127, Tract
418

On **May 3, 2013**, the Zoning Administrator approved the following: a Limited Term Permit to allow outdoor sales of store merchandise within three parking spaces of the on-site parking lot in front of the Jack's Surfboards/Jack's Girls location. Three outdoor sales may occur between May 24, 2013 and July 7, 2013. Each occurrence will be limited to a maximum of four consecutive days. The property is located in the CV (Commercial Visitor-Serving) Zoning District. The approval is based on the following findings and subject to the following conditions.

FINDINGS

Finding:

- A. *This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 4 (Minor Alterations to Land).*

Facts in Support of Finding:

- A-1. Class 4 exempts the placement of seasonal or temporary use of items such as lifeguard towers, mobile food units, portable restrooms, or similar items. The proposed temporary facility will be placed within the rear of the shopping center for a temporary time period and will be accessory to an existing commercial development.

Finding:

B. The operation of the limited duration use at the location proposed and within the time period specified would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the requested limited duration use;

Facts in Support of Finding:

- B-1. The limited term permit (less than 90 days) is for outdoor sales of store merchandise within three parking spaces of the on-site parking lot in front of the Jack's Surfboards/Jack's Girls location. The outdoor sales may occur on three weekend dates beginning May 24 and ending July 7, and may be conducted up to four consecutive days per occurrence.
- B-2. The outdoor sales will be limited to the sale of typical store merchandise and will be conducted in conjunction with the normal hours of operation of Jack's Surfboards/Jack's Girls, typically from 8:00 a.m. to 9:00 p.m.
- B-3. Set-up for each sale day will occur prior to opening of the store, and all unsold merchandise will be removed from the outdoor sales area at the end of each sale day.
- B-4. The outdoor sales area will be limited to a maximum of three parking spaces located adjacent to the Jack's Surfboards/Jack's Girls storefront. Portable canopies (approximately 10 feet by 10 feet) may be erected within the three parking spaces. As conditioned, no ADA parking spaces will be utilized as part of the outdoor sales area.
- B-5. In order to enhance patron safety from vehicular traffic, the applicant has provided and the City Traffic Engineer has approved, a plan illustrating the placement of significant barricades around the perimeter of the outdoor sales area to delineate it from the adjacent parking spaces and drive aisles.
- B-6. Similar outdoor sales for Jack's Surfboards, as conditioned, have been conducted in the past with approval of the City and have not proven to be detrimental.

Finding:

C. The subject lot is adequate in size and shape to accommodate the limited duration use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the lot;

Facts in Support of Finding:

- C-1. The subject site is a commercial property, which is .94 acre in size and developed with two detached buildings occupied by various retail and service uses. Jack's Surfboards/Jack's Girls are retail sales stores which occupy most of the square footage of the larger of the two detached buildings, which is located within the southerly portion of the site.
- C-2. The subject site is bounded by Newport Boulevard to the east and Balboa Boulevard to the west, 28th Street to the north, and 26th Street to the south. The adjacent rights-of-way (Newport Boulevard and Balboa Boulevard) serve as buffers between the nearby residential properties within the R-2 (Two-Unit Residential) Zoning District.
- C-3. The outdoor sales will be conducted within three parking spaces located directly in front of Jack's Surfboards/Jack's Girls storefront. Based upon the site plan, the use of the three parking spaces will not impede traffic circulation on the site, nor will negatively impact the required parking for other uses on the site. As conditioned, no ADA parking spaces will be utilized as part of the outdoor sales area.

Finding:

- D. The subject lot is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the limited duration use would or could reasonably be expected to generate;*

Facts in Support of Finding:

- D-1. The subject site has two direct driveway approaches taken from Newport Boulevard and Balboa Boulevard. The location of the outdoor sales area will not impede access to the site, and no traffic issues are anticipated.

Finding:

- E. Adequate temporary parking to accommodate vehicular traffic to be generated by the limited duration use would be available either on-site or at alternate locations acceptable to the Zoning Administrator; and*

Facts in Support of Finding:

- E-1. A maximum of three parking spaces of the 86 parking spaces on site will be permitted to be utilized for the outdoor sales area. As conditioned, no ADA parking spaces will be utilized as part of the outdoor sales area. It is anticipated that, in addition to customers whose destination would be Jack's Surfboards/Jack's Girls, the outdoor sales could attract customers, both pedestrian and vehicular, of other uses on the site and in the surrounding area.

- E-2. Previous outdoor sales conducted with approval of the City have not caused parking problems. The number of parking spaces on-site provides adequate parking for the various existing uses, and the use of three parking spaces in front of the Jack's Surfboards/Jack's Girls storefront will not negatively impact those existing uses. No ADA parking spaces were permitted to be utilized as a part of the outdoor sales area.

Finding:

- F. *The limited duration use is consistent with all applicable provisions of the General Plan, any applicable specific plan, the Municipal Code, and other City regulations.*

Facts in Support of Finding:

- F-1. The General Plan Land Use Element category for the site is CV (Visitor-Serving Commercial). The CV designation is intended to provide for accommodations, goods, and services intended to primarily serve visitors to the City. The proposed use is accessory to the existing retail use, will be utilized for a limited duration on-site, and will not impede use of the site consistent with the CV designation.
- F-2. The site is located in the CV (Commercial Visitor-Serving) Zoning District. The CV Zoning District is intended to provide for areas appropriate for accommodations, goods, and services intended to serve primarily visitors to the City. The proposed use is accessory to the existing retail use, will be utilized for a limited duration on-site, and will not impede use of the site consistent with the CV designation. The CV Zoning District allows temporary uses as specified within the Zoning Code and the proposed limited duration use is consistent with this designation.
- F-3. The site is not located within a specific plan area.

CONDITIONS

1. The development shall be in substantial conformance with the approved site plan except as noted in the following conditions.
2. Anything not specifically approved by this limited term permit is prohibited and must be addressed by a separate and subsequent review.
3. The Limited Term Permit shall be limited to outdoor sales of merchandise associated with Jack's Surfboards/Jack's Girls only and does not permit the outdoor sales as an independent use. The sale of snacks, food and beverages shall be prohibited.
4. Three outdoor sales may occur between May 24, 2013 and July 7, 2013. Each occurrence shall be limited to a maximum of four consecutive days.

5. Per the applicant's request at the time of this approval, the outdoor sales shall occur on the following dates: May 24, 2013 - May 27, 2013; June 14, 2013 - June 16, 2013; and July 4, 2013 - July 7, 2013. Any request to change to these dates shall be received by the Community Development Director at least seven days in advance of the requested sale date.
6. The outdoor sales shall take place in conjunction with the normal hours of operation of Jack's Surfboards/Jack's Girls, typically from 8:00 a.m. to 9:00 p.m. Set-up for the sale shall occur before the store opens.
7. All areas shall be kept clean throughout the day. Any unsold merchandise and any related items shall be removed from the outdoor sales area at the end of each day by 10:00 p.m. The significant (water-filled or similar) barricades may remain until the end of the last date of each occurrence.
8. The outdoor sales area shall occupy no more than three parking spaces located directly in front of the Jack's Surfboards storefront as shown on the approved plot plan (approximately 20 feet by 10 feet = 200 square feet) and shall not extend into the public right-of-way. No ADA parking spaces shall be utilized as part of the outdoor sales area.
9. The outdoor sales area shall be separated from the adjacent building by a minimum of 20 feet.
10. No activities related to the outdoor sales are permitted on public property including any portion of a public street or public sidewalk.
11. The outdoor sales shall not create a pedestrian or traffic hazard. The sales area shall be surrounded by significant barricades (i.e. water-filled barricades or other barricades approved by the Planning Division and Public Works Department to delineate the sales area and provide patron safety from adjacent vehicular traffic.
12. Any change to the approved plot plan/site plan delineating the location of the outdoor sales area, barricade locations, and barricade type shall be reviewed and approved by the Planning Division and City Traffic Engineer prior to the sale date and shall be submitted to the Planning Division to include in the project file. Subsequent sales shall comply with the approved plot plan/site plan on file.
13. The sales area shall be signed to clearly identify that the area is closed for vehicular parking.
14. No posting of promotional signs is permitted on any portion of public property, including trees, utility poles, street signs, etc. All signage located on-site shall comply with Chapter 20.42 (Sign Standards) of the Zoning Code.
15. No amplified sound is permitted.
16. No smoking or open flames are permitted inside the canopy.

17. 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 **Jack's Surfboards/Jack's Girls Outdoor Sales** including, but not limited to, the **XP2013-003 (PA2013-092)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD: Limited Term 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.



Brenda Wisneski, AICP, Zoning Administrator

GR/ks

Attachments: ZA 1 Vicinity Map
ZA 2 Site Plan

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Limited Term Permit (Less Than 90 Days) No.
XP2013-003
PA2013-092

2727 Newport Boulevard

Attachment No. ZA 2

Site Plan

JACK'S STOREFRONT ENTRY

SIDEWALK

CURB

CANOPY

CLOTHES RACKS

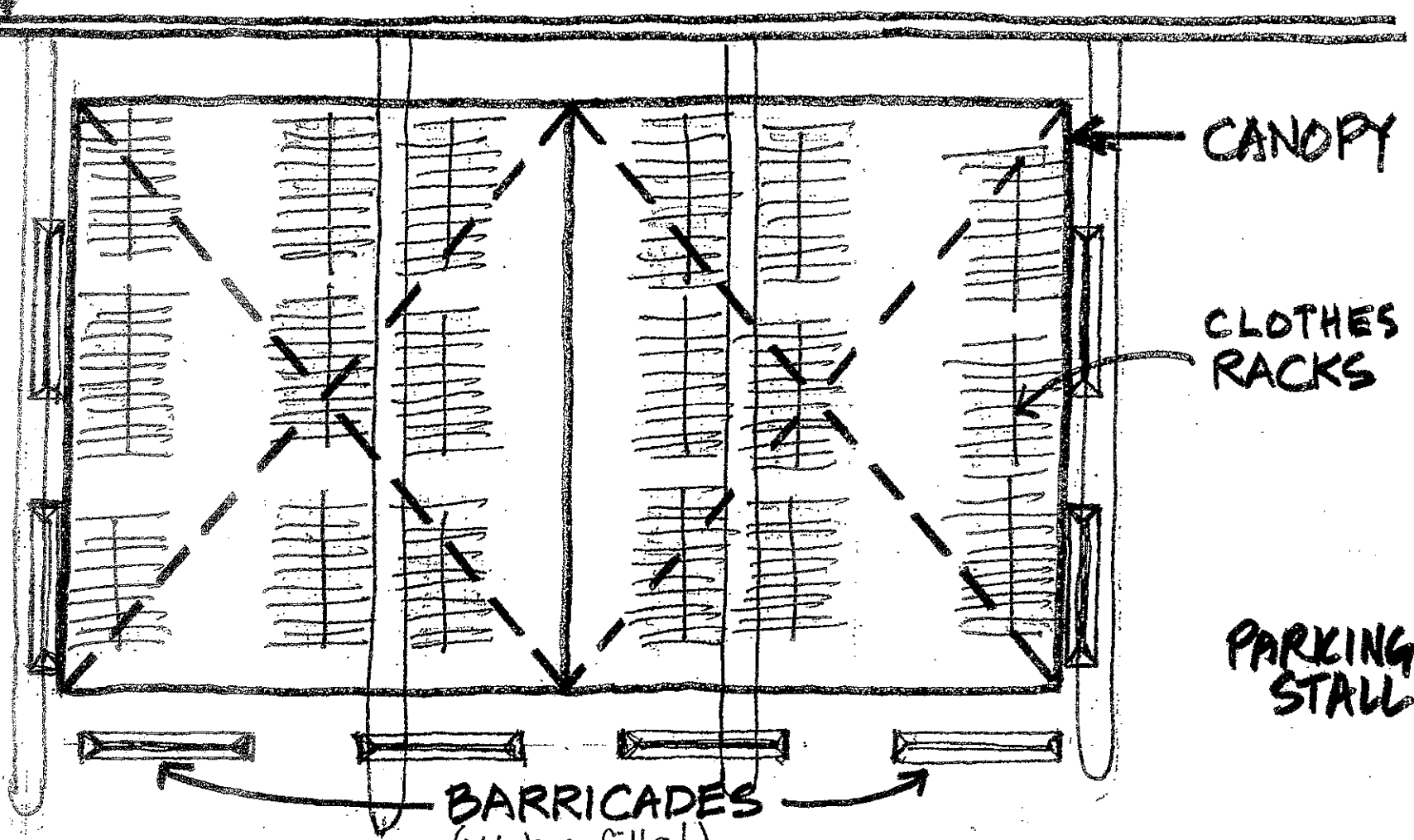
PARKING STALL

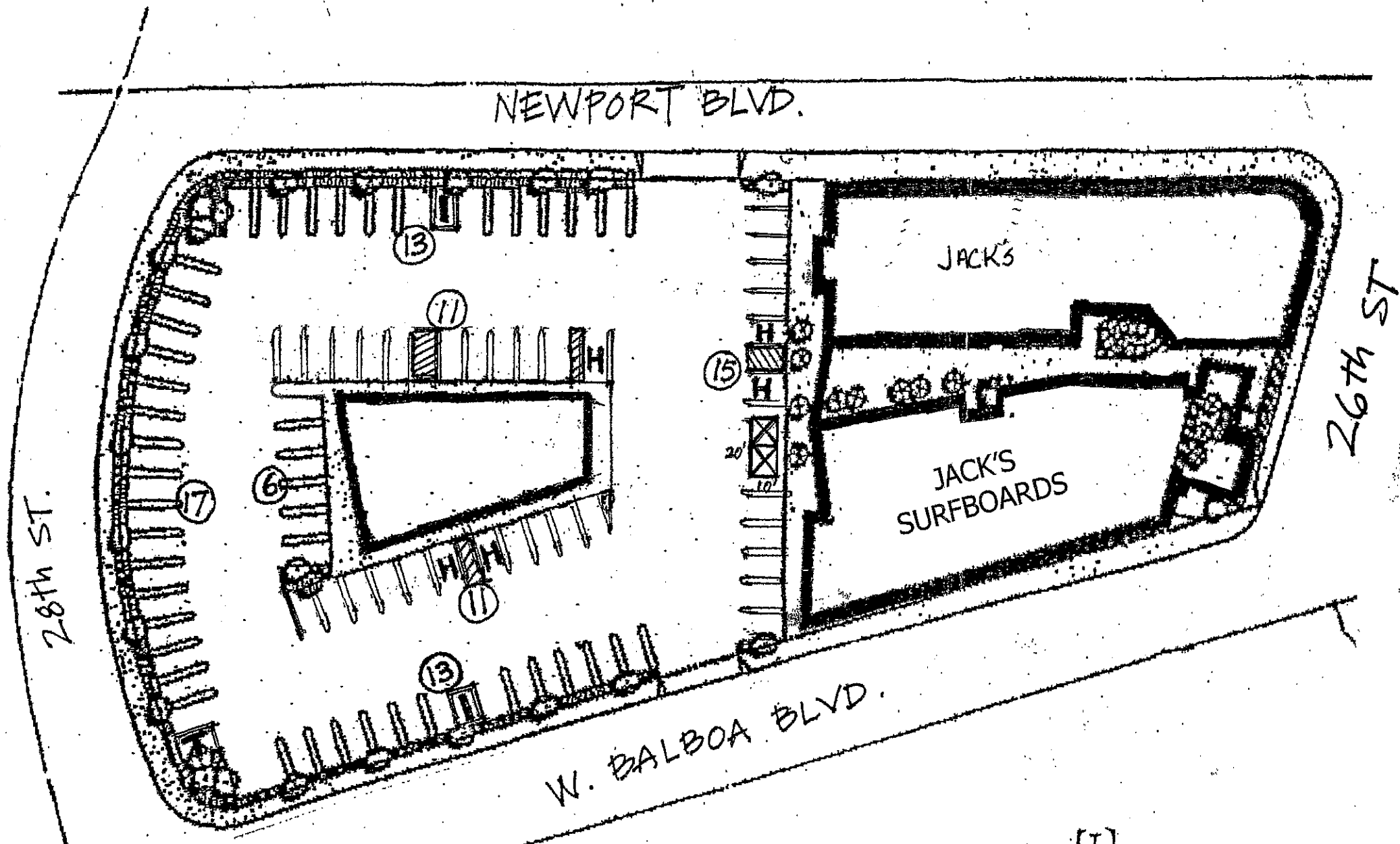
DISABLED PARKING STALL

BARRICADES
(Water-filled)

DRIVE AISLE

JACK'S SURFBOARDS
2727 NEWPORT BLVD

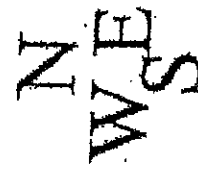




On-Site Parking

Standard Spaces	81
Disabled Spaces	5
Total Spaces	86

- H - Disabled Stall
- T - Trash enclosure
- I - Freestanding Sign



JACKS SURFBOARDS
2727 NEWPORT BLVD. STE. 101
NEWPORT BEACH CA 92663

8/5/09