



**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 17, 2013

**ZONING ADMINISTRATOR ACTIONS
MAY 16, 2013**

- Item 1: Eat Chow Outdoor Dining Minor Use Permit No. UP2013-005 (PA2013-034)
211 62nd Street
Action: Withdrawn by applicant Council District 2
- Item 2: 424 Marguerite Avenue Parcel Map No. NP2013-008 (PA2013-060)
424 Marguerite Avenue
Action: Approved by Resolution No. ZA2013-023 Council District 6
- Item 3: 1200 W. Ocean Front Lot Line Adjustment No. LA2013-003 (PA2013-062)
1200 W. Ocean Front
Action: Approved by Resolution No. ZA2013-024 Council District 1
- Item 4: West Marine Signs – Modification Permit No. MD2013-007 and Comprehensive Sign Program No. CS2013-006 (PA2013-056)
3425 Via Lido
Action: Approved by Resolution No. ZA2013-025 Council District 1
- Item 5: New Freestanding Commercial Monument Signs - Modification Permit No. MD2013-003 (PA2013-040)
143, 151, and 951 Newport Center Drive
Action: Approved by Resolution No. ZA2013-026 Council District 1

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

Item 6: Bayview Telecom Upgrade – Telecommunications Permit No. TP2012-012
(PA2012-115)
500 Bayview Circle

Action: Approved

Council District 3

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

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

RESOLUTION NO. ZA2013-023

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING PARCEL MAP APPLICATION NO. NP2013-008 FOR A PARCEL MAP FOR TWO-UNIT CONDOMINIUM PURPOSES LOCATED AT 424 MARGUERITE AVENUE (PA2013-060)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Marguerite Project LLC, property owner, with respect to property located at 424 Marguerite Avenue, and legally described as Lot 18 in Block 439 of Corona del Mar, in the City of Newport Beach, County of Orange, State of California, as per map recorded in Book 3, Pages 41 and 42 of maps in the Office of the County Recorder of Orange County, State of California requesting approval of a tentative parcel map.
2. The applicant proposes a tentative parcel map application for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. An existing single-family residence with detached garage will be demolished and replaced with a proposed two-unit duplex that will provide the code required two-car parking per unit. The parcel map would allow each unit of the proposed duplex to be sold individually.
3. The subject property is located within the Two-Unit Residential (R-2) Zoning District and the General Plan Land Use Element category is Two-Unit Residential (RT).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on May 16, 2013 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. 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 15 (Minor Land Divisions) categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act)
2. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are

required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The proposed parcel map is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

SECTION 3. REQUIRED FINDINGS.

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

Finding:

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

Facts in Support of Finding:

- A-1. The proposed parcel map is for two-unit condominium purposes. An existing single-family residence will be demolished and replaced with a new two-unit duplex. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the current General Plan Land Use Designation "Two-Unit Residential."

Finding:

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

Facts in Support of Finding:

- B-1. The lot is physically suitable for two-unit development because it is regular in shape and has a slope of less than 20 percent.

Finding:

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

Facts in Support of Finding:

- C-1. This project has been reviewed, and it has been determined that it qualifies for a Class 15 categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act). The Class 15 (Minor Land Divisions) exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The proposed parcel map is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

Finding:

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

Facts in Support of Finding:

- D-1. The proposed parcel map is for residential condominium purposes. All construction for the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 (General Improvement Requirements) of the Municipal Code and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

Finding:

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

Facts in Support of Finding:

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

Finding:

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

Facts in Support of Finding:

- F-1. The property is not subject to the Williamson Act because the subject property is not designated as an agricultural preserve and is less than 100 acres in area.
- F-2. The site will be developed for a residential use and is zoned for residential uses.

Finding:

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

Facts in Support of Finding:

- G-1. The property is not a "land project" as defined in Section 11000.5 of the California Business and Professions Code because the existing subdivision does not contain 50 or more parcels.
- G-2. The project is not located within a specific plan area.

Finding:

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

Facts in Support of Finding:

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

efficiency standards depending on location and climate. The Newport Beach Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

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

Facts in Support of Finding:

- I-1. The two-unit duplex is consistent with the R-2 Zoning District which allows two units on the property. Therefore, the parcel map for condominium purposes will not affect the City in meeting its regional housing need.

Finding:

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

Facts in Support of Finding:

- J-1. Wastewater discharge into the existing sewer system has been designed to comply with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

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

Facts in Support of Finding:

- K-1. The project is not located within the Coastal Zone, and therefore, is not applicable in regards to conformance with the certified Local Coastal Program and public access and recreation policies of Chapter Three of the Coastal Act.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Parcel Map No. NP2013-008, 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 ten 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 19 Subdivisions, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF MAY, 2013.

By:



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD88). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
2. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set on each lot corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. Prior to the recordation of the parcel map, in-lieu housing fees for one additional dwelling unit shall be paid consistent with the fee amount in effect at the time of payment as established by the City of Newport Beach Municipal Code.
4. Prior to the recordation of the parcel map, park dedication fees for one additional dwelling unit shall be paid consistent with the fee amount in effect at the time of payment as established by the City of Newport Beach Municipal Code.
5. Prior to the issuance of building permits, fair-share fees for one additional dwelling unit shall be paid consistent with the fee amount in effect at the time of payment as established by the City of Newport Beach Municipal Code.
6. As per California Fire Code Section 903.2.8, an automatic sprinkler system shall be installed throughout all new buildings in a Group R occupancy.
7. Smoke alarms shall be installed outside of each separate dwelling unit sleeping area in the immediate vicinity of bedrooms, and on every level of a dwelling unit including basements.
8. All improvements shall be constructed as required by Ordinance and the Public Works Department.
9. The applicant shall reconstruct the existing broken and/or otherwise damaged concrete sidewalk panels, curb and gutter along the Marguerite Avenue frontage. Limits of reconstruction are at the discretion of the Public Works inspector.
10. All above ground improvements shall stay a minimum 5-feet clear of the alley setback.

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11. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.
 12. An encroachment permit is required for all work activities within the public right-of-way.
 13. All improvements shall comply with the City's sight distance requirements. See City Standard 110-L and Municipal Code Section 20.30.130.
 14. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way may be required at the discretion of the Public Works Inspector.
 15. Each unit shall be served by its individual water meter and sewer lateral and cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover. Water meters and sewer cleanouts shall be located within the public right-of-way.
 16. Each unit shall be served with individual gas and electrical service connections and shall maintain separate utility meters.
 17. All on-site drainage shall comply with the latest City Water Quality requirements.
 18. All abandoned sewer lateral(s) shall be capped at the property line.
 19. All abandoned water service(s) shall be capped at main (corporation stop).
 20. The existing street tree along Marguerite Avenue shall be protected in place.
 21. Private landscaping shall not encroach onto the public sidewalk.
 22. Two-car parking, including one in a garage and one covered or in a garage, shall be provided on site for each dwelling unit per requirements of the Zoning Code.
 23. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background, and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than four inches in height with a one-inch wide stroke.
 24. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all

applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.

25. Prior to the recordation of the parcel map, the applicant shall apply for a building permit for description change of the subject project development from “duplex” to “condominium.” **The development will not be condominiums until this permit is finalized.** The building permit for the new construction shall not be finalized until after recordation of the parcel map.
26. 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 424 Marguerite Avenue Parcel Map including, but not limited to, Parcel Map No. NP2013-008 (PA2013-060). 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.
27. This parcel map shall expire if the map has not been recorded within 24 months of the date of approval, unless an extension is granted by the Director of Community Development in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.

RESOLUTION NO. ZA2013-024

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LOT LINE ADJUSTMENT NO. LA2013-003 TO ADJUST THE BOUNDARIES OF PARCELS LOCATED AT 1200 WEST OCEAN FRONT (PA2013-062)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Shirish J. and Sandhya Shirish Shah, property owners, with respect to property located at 1200 West Ocean Front, and legally described as Lots 1 and 2 in Block 12 of Tract 234 as shown on a Map Recorded in Book 13, Pages 36 and 37 of Miscellaneous Maps, Records of Orange County California, requesting approval of a lot line adjustment.
2. The applicant proposes to adjust the interior lot line between contiguous parcels of land 3-feet to the northwest. The existing single-family residence, detached garage, and detached carport were developed across two legal parcels of land. The boundary adjustment would take land from Lot 2 and add to Lot 1 allowing the subject residence to be located on one single parcel of land, the proposed Parcel 1, and enable future development of the proposed Parcel 2 for single-unit residential purposes.
3. The proposed lot line adjustment would take approximately 308 square-feet of land from Lot 2, Block 12, Tract Map 234 and add to Lot 1, Block 12, Tract Map 234. The resulting net area of the proposed Parcel 1 would be 4,043 square-feet and 3,428 square-feet for the proposed Parcel 2.
4. The subject property is located within the Single-Unit Residential (R-1) Zoning District and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).
5. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Single-Unit Residential Detached (RSD-C).
6. A public hearing was held on May 16, 2013 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. 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 5 (Minor Alterations in Land Use Limitations) categorical exemption pursuant to Title 14 of the California Code of

Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act).

2. The Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments not resulting in the creation of any new parcel. The proposed lot line adjustment will not change the number of existing parcels, will not result in any change in use or density, and is consistent with all of the requirements of the Class 5 exemption.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 19.76.020 (Procedures for Lot Line Adjustments) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *Approval of the lot line adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot line adjustment is consistent with the legislative intent of this title.*

Facts in Support of Finding:

- A-1. The proposed lot line adjustment will not change the single-unit residential use of the lots affected, and will maintain consistency with the General Plan Land Use Designation, Single-Unit Residential Detached (RS-D), which is intended for detached single-family residential dwelling units on a single lot.
- A-2. The lot line adjustment will not result in a development pattern which is inconsistent with the surrounding neighborhood as the request is to accommodate an existing single-family residential property on one single parcel, and allow for a future single-unit development on an adjacent parcel which is consistent with the General Plan Land Use Plan and zoning designations.
- A-3. The proposed lot line adjustment is consistent with the purpose identified in Chapter 19.76 (Lot Line Adjustments) of the Newport Beach Municipal Code. The lot line adjustment constitutes a minor boundary adjustment involving two adjacent lots where the land taken from one lot is added to an adjacent lot. The original number of lots will remain unchanged after the adjustment.
- A-4. The subdivision is consistent with the General Plan, does not affect open space areas in the City, does not negatively impact surrounding land owners in as much as it

affects an interior lot line between two adjacent lots, and will not in itself be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood.

- A-5. Public improvements and infrastructure currently exist within the neighborhood and the lot line adjustment, in and of itself, will not result in the need for additional improvements and/or facilities.

Finding:

- B. The number of parcels resulting from the lot line adjustment remains the same as before the lot line adjustment.*

Facts in Support of Finding:

- B-1. The subject residence was originally constructed across two legal lots, Lot 1 and Lot 2 in Block 12 of Tract 234. The proposed lot line adjustment will adjust the interior lot line between two adjacent legal lots, taking land from Lot 2 and adding it to Lot 1. No additional lots will result from the adjustment and the number remains the same as before the lot line adjustment.

Finding:

- C. The lot line adjustment is consistent with applicable zoning regulations except that nothing herein shall prohibit the approval of a lot line adjustment as long as none of the resultant parcels is more nonconforming as to lot width, depth and area than the parcels that existed prior to the lot line adjustment.*

Facts in Support of Finding:

- C-1. The lot line adjustment will take approximately 308 square-feet of land from Lot 2 and add to Lot 1. The resulting net areas of the proposed Parcel 1 and 2, which are 4,043 square-feet and 3,428 square-feet, respectively, is consistent with the range of lot sizes in the vicinity within Block 12, Tract 234.
- C-2. The proposed parcels comply with all applicable zoning regulations, are not more nonconforming as to lot width, depth and area than the parcels that existed prior to the lot line adjustment, and there will be no change in allowed land uses, density, or intensity on the properties.

Finding:

- D. Neither the lots as adjusted nor adjoining parcels will be deprived of legal access as a result of the lot line adjustment.*

Facts in Support of Finding:

- D-1. In as much as the adjustment affects the interior lot line between two adjacent lots, adequate access to the subject residence from West Ocean Front and the alley at the rear is not affected by the lot line adjustment.

Finding:

- E. That the final configuration of the parcels involved will not result in the loss of direct vehicular access from an adjacent alley for any of the parcels that are included in the lot line adjustment.*

Facts in Support of Finding:

- E-1. The final configuration of the lots involved will not result in the loss of direct vehicular access from any street for any lots included in the lot line adjustment. Vehicular access to the existing residential property is taken from the adjacent alley and the final configuration will not change this.

Finding:

- F. That the final configuration of a reoriented lot does not result in any reduction of the street side setbacks as currently exist adjacent to a front yard of any adjacent key, unless such reduction is accomplished through a zone change to establish appropriate street side setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street side setbacks are appropriate, and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

Facts in Support of Finding:

- F-1. The final configuration of both lots does not result in a requirement for revised setbacks since the lots are not proposed to be reoriented. The required setbacks in effect for lots in the R-1 Zoning District shall continue to apply to the adjusted lots per the Zoning Code, just as they applied to the previous lot configuration.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Lot Line Adjustment No. LA2013-003 (PA2013-062), 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 ten 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 19 Subdivisions, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF MAY, 2013.

BY:



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
2. Prior to the release for recordation of the lot line adjustment, the applicant shall apply for a building permit to remove the detached carport, and all work fulfilling this requirement shall be completed and finalized by the Building Division.
3. Prior to the release for recordation of the lot line adjustment, the applicant shall apply for a building permit to remove non-conforming encroachments from the required side-yard setbacks of the proposed Parcel 1, and all work fulfilling this requirement shall be completed and finalized by the Building Division.
4. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department for construction or demolition. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements.
5. 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 1200 W. Ocean Front lot line adjustment including, but not limited to, Lot Line Adjustment No. LA2013-003 (PA2013-062). 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.
6. 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.

RESOLUTION NO. ZA2013-025

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COMPREHENSIVE SIGN PROGRAM NO. CS2013-006 AND MODIFICATION PERMIT NO. MD2013-007 ALLOWING FOR DEVIATIONS IN SIGN STANDARDS LOCATED AT 3425 VIA LIDO (PA2013-056)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Frank Landazuri of Efficient Lighting, with respect to property located at 3425 Via Lido, and legally described as Parcel 1, as shown on a Map filed in Book 85, pages 1 and 2 of Parcel Maps, in the Office of the Orange County Recorder, requesting approval of a comprehensive sign program and a modification permit.
2. The applicant proposes a comprehensive sign program to establish design parameters for four wall signs on an anchor retail tenant building within a 4.8-acre shopping center and to allow the following deviations from the Sign Standards of the Zoning Code:

Comprehensive Sign Program

- a) The installation of two wall signs on the primary frontage, where the Zoning Code only allows one wall sign;
- b) The installation of wall signs outside the middle 50 percent of tenant frontages;

Modification Permit

- c) Proposed sign areas of approximately 170 square feet on the primary frontage facing Newport Boulevard and approximately 58 square feet on the secondary frontage facing Via Oporto. The Zoning Code allows a maximum sign area of 75 square feet on the primary frontage and 37.5 square feet on secondary frontages (increase greater than 30%); and
 - d) The installation of 4-foot-high letters and logo associated with one of the primary frontage wall signs, where the Zoning Code restricts the maximum height to 3 feet (increase greater than 20%).
3. The subject property is located within the General Commercial (CG) Zoning District and the General Plan Land Use Element category is Commercial General (CG).
 4. The subject property is located within the Coastal Zone. The Coastal Land Use Plan category is General Commercial (CG-B).

5. A public hearing was held on May 16, 2013, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 11 (Accessory Structures).
2. Class 11 authorizes the construction or replacement of minor structures accessory to existing commercial facilities, including on-premise signs. The proposed walls signs are accessory to the existing commercial building.

SECTION 3. FINDINGS.

Comprehensive Sign Program

1. Pursuant to Section 20.42.120 of the Newport Beach Municipal Code, approval of a comprehensive sign program is required when determined necessary because of special project characteristics. In this case, the building is currently subject to an existing comprehensive sign program (MD4327) designed to regulate signage appropriate for the former supermarket and building design. The building is currently undergoing significant exterior remodeling, necessitating the preparation of a new comprehensive sign program. In addition to ensuring proper integration of project signage, a comprehensive sign program allows for deviations in 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 Chapter 20.42 (Signs). In accordance with Section 20.42.120.E, a comprehensive sign program shall comply with a number of standards. The following standards and facts in support of such standards are set forth:

Standard:

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

Facts in Support of Standard:

- A-1. The subject property is designated Commercial General by the Land Use Element of the General Plan, which is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs. The structure which the signs are proposed to be located on is the anchor retail building within a

4.8-acre shopping center. The proposed signs are accessory to the primary retail use and are compatible with the existing commercial center.

- A-2. The Lido Village Design Guidelines are applicable. The guidelines encourage signage to be appropriately scaled to the building, to be readable by both pedestrians and drivers approaching the site, and to not obscure important architectural features. The proposed signs have been purposefully designed to relate to the architectural tower elements of the building, placed to indicate the location of the building entrances, and designed to be large enough to be read from the adjacent roadways. The signs are proposed in locations and sized to be consistent with the proportions of the building's facades.
- A-3. In compliance with the purpose and intent of Chapter 20.42 (Sign Standards), the proposed Comprehensive Sign Program as conditioned provides the use with adequate identification without excessive proliferation of signage. Furthermore, it preserves community appearance by regulating the type, number, design, and area of signage.

Standard:

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

Facts in Support of Standard:

- B-1. Signage has been designed integral with the design and character of the building.
- B-2. Given the architectural design of the building, the proposed signs are properly located on both architectural tower elements and the large building wall facing Newport Boulevard. The signs are scaled appropriately to the building facades.
- B-3. The two signs proposed on the west elevation facing Newport Boulevard are appropriate in order to provide one larger sign legible to motorists travelling on Newport Boulevard and one smaller sign identifying the building entry from the parking lot.

Standard:

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

Facts in Support of Standard:

- C-1. The sign program includes all project signage. Temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions of Chapter 20.42.
- C-2. The three existing display cases along the north building elevation and one new display case on the west elevation are primarily intended to display goods to pedestrians within the shopping center and are not readily visible from the public right-of-ways. The sign program includes an exemption for incidental signage associated with the display cases.

Standard:

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

Facts in Support of Standard:

- D-1. The proposed building is designed and utilized as the anchor-tenant building within a 4.8-acre shopping center. The sign program has been developed to be effective for such use and allow flexibility for future changes in tenants.
- D-2. It is not anticipated that future revisions to the program will be necessary to accommodate normal changes in tenants or uses. However, flexibility has been incorporated into the Sign Program Matrix to allow minor deviations from the proposed signs.
- D-3. Consistent with Chapter 20.42, the Community Development Director [or his/her designee] may approve minor revisions to the Sign Program if the intent of the original approval is not affected.

Standard:

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

Facts in Support of Standard:

- E-1. The sign program requests deviation in the number of signs, size and location of wall signs which will aid and enhance the identification and visibility of the anchor retail tenant from the adjacent roadways, as well as provide appropriate identification of the two building entries from both parking lots.

E-2. The deviations in location and size allow for better sign placement on the two architectural tower elements and the large building wall facing the west parking lot and Newport Boulevard. The size and location of the signs are appropriately scaled to the building facades.

E-3. The deviation from the requirement that signs be located within the center 50 percent of the tenant frontage is appropriate given the large building frontages, partially obstructed visibility from adjacent roadways, and location of architectural tower elements. The locations of the signs are reasonable and will be adequately separated to avoid visual clutter and satisfy the intent of the sign code provisions.

Standard:

F. Approval of a comprehensive sign program shall not authorize the use of signs prohibited by this chapter.

Facts in Support of Standard:

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

Standard:

G. Review and approval of a comprehensive sign program shall not consider the signs' proposed message content.

Facts in Support of Standard:

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

Modification Permit

2. Pursuant to Section 20.42.110 of the Newport Beach Municipal Code, deviations in sign height greater than 20 percent and sign area greater than 30 percent are subject to the approval of a modification permit. In accordance with Section 20.52.050.E 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:

A-1. The subject property is designated Commercial General by the Land Use Element of the General Plan, which is intended to provide for a wide variety of commercial

activities oriented primarily to serve citywide or regional needs. The structure which the signs are proposed to be located on is the anchor retail building within a 4.8-acre shopping center. The proposed signs are accessory to the primary retail use and are compatible with the size and scale of the other buildings and signage in the existing commercial center.

- A-2. The larger tenant sign facing Newport Boulevard is setback approximately 227 feet from the Newport Boulevard right-of-way. The tenant sign facing Via Oporto is setback approximately 139 feet from the Via Oporto right-of-way and 131 feet from the Via Lido right-of-way. Given these distances, the increased sign area and letter/logo height is reasonable to ensure legibility and does not result in signage that is out of scale with surrounding development.
- A-3. The building façade facing Newport Boulevard is approximately 165 feet in width and the façade facing Via Oporto is approximately 182 feet in width. Given the width of the building facades and height of the building at approximately 32 feet, the proposed number, area, and height of the signs are compatible with the overall massing and bulk of the building.
- A-4. Facing Newport Boulevard and Via Oporto are retail, restaurant, and office land uses. The retail building and proposed signage are compatible with these commercial land uses.

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:

- B-1. The building on which the proposed signs are located is the anchor retail building within the 4.8-acre shopping center. The building has also been designed with two separate entrances accessible by two separate parking lots located on the west and east side of the building; the west entrance faces Newport Boulevard and the east entrance faces Via Oporto.
- B-2. The building is setback approximately 227 feet from the Newport Boulevard right-of-way, approximately 139 feet from the Via Oporto right-of-way, and 131 feet from the Via Lido right-of-way. The west entrance is considerably further from the public right-of-way and its sightlines are partially obscured by an existing, multi-story structure (Griffith Building) located at the corner of Newport Boulevard and Via Lido. Sightlines to the east entrance are partially obscured from Via Lido due to the angle of the roadway and the existing commercial development on Via Lido.

- B-3. Due to the unique building design with two separate entrances, extensive building setbacks from the adjacent right-of-ways, and limited visibility due to surrounding development, the increased sign area and letter/logo height is warranted in order to provide increased visibility of the anchor tenant to motorists travelling on Newport Boulevard and Via Lido.

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:

- C-1. The purpose and intent of the sign regulations is to provide users adequate identification while preserving and enhancing the community's appearance by regulating the type, size, location, quality, design, character, scale, color, illumination, and maintenance of signs. The sign regulations also encourage the design of signs that are complementary to the buildings and uses to which they relate and that are harmonious with their surroundings.
- C-2. The retail anchor building is undergoing a complete exterior renovation. There is a reasonable need for the number, location, type, and size of the signs to provide adequate identification to the building and to direct pedestrian and vehicular traffic to the two separate entrances. In addition, the scale of the wall signage will be compatible with the new façade of the building.
- C-3. Two signs are proposed on the west elevation facing Newport Boulevard. The larger sign (148 sq. ft.) is necessary to provide legible signage to pedestrians and motorists travelling on Newport Boulevard given the increased building setback. The smaller sign (22 sq. ft.) is intended to identify the entry location and is necessary to adequately identify the location of the entrance into the building from the parking lot on the west side and is scaled for pedestrians.
- C-4. The one wall sign proposed on the east elevation facing Via Oporto is proposed to be approximately 58 square feet and is also intended to be larger to provide legible signage to pedestrians and motorists traveling on Via Oporto and Via Lido, and to adequately identify the east entrance.

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:

D-1. The existing building has multiple facades visible from two major streets (Newport Boulevard and Via Lido) and one less traveled street (Via Oporto). In addition, two separate surface parking lots are located on both the west and east side of the building, resulting in increased setbacks from the adjacent streets. Wall signage compliant with sign regulations of the Zoning Code would not allow for the design of effective signage that would be legible for pedestrians and motorists travelling along the adjacent streets. The proposed signage is necessary due to the size of the site and orientation of the building.

Finding:

E. The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.

Facts in Support of Finding:

E-1. This approval will allow for an increase in the number and size of walls signs, but will not result in a change in intensity or density of the existing retail use.

E-2. The site is buffered from surrounding development due to the parking lots on both the west and east side of the building and further buffered from Newport Boulevard and Via Oporto right-of-ways.

E-3. The building was previously occupied by Vons Pavilions, a retail grocery store, which was approved with a sign program under Modification Permit No. MD4327. The sign program permitted multiple signs on the north, east, and west elevations, a combined letter/logo height of 6 feet 4 inches, and sign areas of 30 square feet on the north elevation, 106 square feet on the east elevation, 150 square feet on the west elevation, and 96 square feet on the south elevation. This previous increase in area, number, and height of signs had not previously proven detrimental.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Comprehensive Sign Program No. CS2013-006 and Modification Permit No. MD2013-007, subject to the conditions set forth in Exhibit A and parameters denoted in Exhibit B, which are attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development

Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

3. This resolution supersedes Modification Permit No. MD4327, which upon vesting of the rights authorized by Modification Permit No. MD2013-007 shall become null and void.

PASSED, APPROVED AND ADOPTED THIS 16TH DAY OF MAY, 2013.

By:



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, building elevations, and sign details stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. Upon demolition or substantial structural and nonstructural changes to the exterior of the development on which this approval is based, this Comprehensive Sign Program and Modification Permit shall be rendered nullified and a new Comprehensive Sign Program shall be obtained for the new or altered development in accordance with the Zoning Code Provisions in effect at the time the new development is approved.
3. Locations of the signs are limited to the designated areas and shall comply with the limitations specified in the Sign Program Matrix included in Exhibit "B".
4. All proposed signs shall be in conformance with the provisions of Chapter 20.42 (Signs) of the Newport Beach Municipal Code, except as modified by this sign program and modification permit.
5. The signs shall be illuminated in accordance with the provisions of Section 20.42.060.H of the Newport Beach Municipal Code.
6. The applicant is required to obtain all applicable permits from the City's Building Division. The construction plans must comply with the most recent, City-adopted version of the California Building Code.
7. Comprehensive Sign Program No. CS2013-006 and Modification No. MD2013-007 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.91.050 of the Newport Beach Municipal Code, unless an extension is otherwise granted.
8. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
9. This Comprehensive Sign Program and Modification Permit may be modified or revoked by the Zoning Administrator if it is determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
10. A copy of the Resolution, including Exhibit "A" (Conditions of Approval) and "Exhibit B" (Sign Matrix) shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
11. 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.

12. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the **West Marine Signs including, but not limited to, Comprehensive Sign Program No. CS2013-006 and Modification Permit No. MD2013-007**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

EXHIBIT “B”

SIGN PROGRAM MATRIX

**Frontages: Primary: Newport Boulevard (West Building Elevation)
 Secondary: Via Oporto (East Building Elevation)
 Shopping Center Courtyard (North Building Elevation)**

<p>Primary Frontage: NEWPORT BOULEVARD</p>	<p>Secondary Frontages: VIA OPORTO</p>
<p>Size limitations where applicable Sign Locations A & B – Wall Signs</p> <p>Wall Sign Limitations:</p> <p><i>Maximum Number: Two</i> Area: Cumulative sign area of the wall signs shall not exceed 170 square feet.</p> <p><u>Sign Location A:</u> <i>Maximum Vertical Dimension, Letter or Logo:</i> 24 inches Location: Centered within middle 55% of entry tower</p>	<p>Size limitations, where applicable Sign Location C – Wall Sign</p> <p>Wall Sign Limitations:</p> <p><i>Maximum Number: One</i> <i>Maximum Sign Area: 58 square feet</i> <i>Maximum Vertical Dimension, Letter or Logo:</i> 36-inches Location: Centered within entry tower</p>
<p><u>Sign Location B:</u> <i>Maximum Vertical Dimension, Letter or Logo:</i> 48 inches Location: Within middle 65% of parking lot frontage wall</p>	<p>Secondary Frontages: SHOPPING CENTER COURTYARD</p> <p>Size limitations, where applicable Sign Location D – Wall Sign</p> <p>Wall Sign Limitations:</p> <p><i>Maximum Number: One</i> <i>Maximum Sign Area: 36 square feet</i> <i>Maximum Vertical Dimension, Letter or Logo:</i> 36-inches Location: Within middle 50% of tenant frontage</p>
<p>All Other Shopping Center Signs</p>	<p>See Modification Permit No. MD4331</p>
<p>Monument Sign (intersection of Finley Avenue and Newport Boulevard)</p>	<p>See Exception Permit No. 39 (amended)</p>

NOTES/REQUIREMENTS:

- a) Requirements for all signs per Municipal Code Chapter 20.42, except as provided in this sign matrix.
- b) Sign area is the area measured by two perpendicular sets of parallel lines that surround the proposed logo and sign copy. All signs shall substantially conform to the approved attached sign matrix.
- c) Incidental signs within display cases are not regulated as to size, content, or color.
- d) Pursuant to Section 20.42.120.F of the Zoning Code, the Community Development Director may approve minor revisions to this approval if the intent of the original approval is not affected.
- e) Cabinet sign types shall be prohibited.

RESOLUTION NO. ZA2013-026

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MODIFICATION NO. MD2013-003 FOR THREE NEW MONUMENT SIGNS, ONE SIGN TO BE LOCATED ON EACH OF THE FOLLOWING PROPERTIES: 143, 151, AND 951 NEWPORT CENTER DRIVE IN FASHION ISLAND (PA2013-040)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by the Irvine Company, with respect to 143 (Pad "C – Red O Restaurant) , 151 (Pad "B" – Fig and Olive Restaurant), and 951 (Pad "D" – No Tenant) Newport Center Drive located within the Fashion Island area near Newport Center Drive. Specifically, the application requests approval of one new freestanding monument sign for each of the properties. The properties are legally described as follows: 143 and 151 Newport Center Drive - Parcel 2 and 3 of Lot Line Adjustment No. LA2012-005, Lots R, R-1, and R-3 of Tract No. 6015 in the City of Newport Beach, County of Orange, State of California, per map filed in Book 239, Pages 28 through 41, inclusive, of miscellaneous maps, in the office of the County Recorder of said county, together with that portion of Parcel 2 of Lot Line Adjustment No. LA2012-004, Recorded September 11, 2012 as Instrument No. 2012000528643 of official records, in said office of the county recorder; 951 Newport Center Drive – Lot S of Tract No. 6015 in the City of Newport Beach, Orange County, California being a subdivision of portions of blocks 55 and 93 of Irvine's subdivision per map thereof recorded in book 1, page 88 of miscellaneous record maps, records of Orange County, California. The proposed freestanding monument signs would be located on each property near Newport Center Drive.
2. The applicant proposes a Modification Permit to allow three new, freestanding commercial monument signs to exceed the maximum height allowed by the sign standards for the Fashion Island sub-area of the North Newport Center Planned Community (PC 56) Zoning District. The proposed signs are 6 feet high (5 feet is permitted), have a sign area of 36.90 square feet (50 square feet is permitted), and a maximum letter/logo height of 4.5 feet (4.5 feet is permitted). One freestanding monument sign will be located at the closest point of access from Newport Center Drive for each of the following properties: 143 (Red O Restaurant - Pad "C"), 151 (Fig and Olive Restaurant – Pad "B"), and 951 (no tenant – Pad "D") Newport Center Drive.
3. The subject property is located within the Fashion Island sub-area (Fashion Island) of the North Newport Center Planned Community (PC-56) Zoning District and the General Plan Land Use Element category is Regional Commercial (CR).
4. The subject property is not located within the Coastal Zone.

5. A public hearing was held on May 16, 2013 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 11 (Accessory Structures).
2. Class 11 includes construction or replacement of minor structures such as on-site signs accessory to existing commercial facilities. The proposed freestanding commercial monument signs are incidental and accessory to the principal commercial use of each property and does not intensify or alter their use.

SECTION 3. REQUIRED FINDINGS.

The North Newport Center Planned Community (PC 56) Zoning District permits one freestanding monument sign for each building, with a maximum sign height of 5 feet. Approval of a modification permit is required to allow the proposed sign to exceed the permitted sign height by 1 foot. In accordance with Section 20.52.050 of the Newport Beach Municipal Code, the following findings and facts in support of such findings for a modification permit are set forth:

Finding:

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

Facts in Support of Finding:

1. The subject property is located within the Fashion Island sub-area (Fashion Island) of the North Newport Center Planned Community (PC 56) Zoning District and is designated CR (Commercial Regional) by the Land Use Element of the General Plan. Fashion Island is the primary retail hub within the planned community and is developed with retail, dining, and commercial entertainment uses. It is intended to be a vibrant regional retail and entertainment center and a destination site with a variety of uses that serve visitors, residents, and employees in the area. New development on the properties and the proposed supporting signage will be consistent with existing development within Fashion Island.
2. With the exception of the requested 1-foot increase in sign height, the proposed signs are consistent with the sign standards (total sign area and letter/logo height) allowed for freestanding commercial monument signs within the Fashion Island sub-area of the North Newport Center Planned Community.

3. The proposed signs will be constructed of similar materials and lettering as the existing freestanding monument signs located at the entry drives from Newport Center Drive into Fashion Island.
4. The proposed increased sign height will be compatible with the height of new development on the subject properties.

Finding:

B. The granting of the modification is necessary due to the physical characteristic(s) of the property and/or structure, and/or characteristics of the use.

Facts in Support of Finding:

1. Newport Center Drive is a ring road that loops around the entire perimeter of Fashion Island. It is connected to the surrounding areas and the City via seven different streets. Developments within Fashion Island are accessed via multiple entry drives from Newport Center Drive. The numerous streets connecting into Newport Center Drive and the multiple entry drives into Fashion Island can be challenging to motorists when trying to identify access to their specific destination.
2. The new developments to be identified by the proposed freestanding commercial monument signs are located in the southern portion of Fashion Island adjacent to Newport Center Drive. One sign will be located near each of the associated entry drives from Newport Center Drive.
3. Due to the difficulty associated with the size and configuration of Fashion Island and surrounding roadways, the proposed height of the signs will provide greater visibility and assistance in determining the location of the new tenants and way-finding for motorists not seeking access to the commercial core of Fashion Island, which is provided via alternate driveway access points.

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. Newport Center Drive is a perimeter road that loops around Fashion Island with seven different streets leading into it. Fashion Island is accessed via multiple entry drives from Newport Center Drive. The numerous access roads and entry drives can be challenging to motorists in identifying their specific destination within Fashion Island.

2. The subject properties are physically distinct destinations located adjacent to Newport Center Drive and are separated from the Fashion Island commercial core by internal roadways, parking areas and landscaping. Access to the three properties is via separate entry drives from Newport Center Drive.
3. The increased height of the proposed signs is necessary to provide greater visibility of the signs from Newport Center Drive, thereby assisting motorists in identifying the location of the entry drive to each of the new developments.

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 North Newport Center Planned Community sign standards allow one freestanding commercial monument sign a maximum 5 feet high for each building within Fashion Island. Additionally, freestanding monument signs (two per entry drive – one on each side) that identify the Fashion Island shopping center are allowed to 10 feet high. The increased height of the proposed signs is compatible with the height and design of the existing monument signs at the entry drives to Fashion Island from Newport Center Drive.
2. Each of the subject properties is a physically distinct site accessed via entry drives that are separate from the main entry drives leading to the commercial core of Fashion Island. The proposed height of the new freestanding commercial monument signs will provide greater visibility of the signs. This will assist way-finding for motorists along Newport Center Drive that are seeking entry to the new developments and will help reduce congestion on the main entry drives leading to the Fashion Island commercial core.

E. The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.

Facts in Support of Finding:

1. The proposed freestanding commercial monument signs are for identifying commercial uses in a commercial district and are not adjacent to residential districts.
2. The proposed freestanding monument signs are located adjacent to the associated entry drive of each of the future tenants. The increased height of the proposed

signs will not interfere with sight distance for vehicles entering or exiting the properties.

3. The height of the proposed freestanding commercial monument signs are compatible with other freestanding monument signs located at the entry drives to Fashion Island along Newport Center Drive, which are allowed to be to 10 feet high.
4. The increased height of the proposed signs will assist way-finding for drivers along Newport Center Drive that are seeking entry to the new developments and will help reduce congestion on the main entry drives leading to the Fashion Island commercial core.
5. The proposed freestanding commercial monument signs are accessory to the commercial use on each of the properties and will not change the density or intensity of the existing commercial shopping center located within Fashion Island.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Modification No. MD2013-003, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF MAY, 2013.



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved plans, stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval).
2. Modification No. MD2013-003 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.91.050 of the Newport Beach Municipal Code, unless an extension is otherwise granted.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
4. The signs shall comply with the illumination requirements of Section 20.42.060.H (Illuminated Sign and Lights) and maintained in accordance with Section 20.42.170 (Maintenance Requirements) of the Newport Beach Municipal Code.
5. The applicant is required to obtain all applicable permits from the City's Building Division. The construction plans must comply with the most recent, City-adopted version of the California Building Code.
6. A copy of the Resolution, including conditions of approval Exhibit "A", shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits to identify this approval as the authority for the location and size of the new signs.
7. 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.
8. 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 **New Freestanding Commercial Monument Signs** including, but not limited to Modification No. **MD2013-003 (PA2013-040)**. 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

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

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

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COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Telecommunications Permit No. TP2012-012 (PA2012-115)

APPLICANT: Core Development Services, Inc.

CARRIER: Sprint PCS

LOCATION: 500 Bayview Circle
Bayview Telecom Upgrade

LEGAL DESCRIPTION Portion of Lot 4, Tract 12528

On **May 17, 2013**, the Community Development Director approved Telecommunications Permit No. TP2012-012. 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

Core Development Services, Inc. has submitted an application on behalf of Sprint PCS/Alcatel-Lucent requesting a telecommunications facility permit to modify an existing telecommunications facility. The proposed modifications include the following: (1) replacing three existing panel antennas; (2) replacing one GPS antenna; (3) upgrading two equipment cabinets; (4) addition of six RRH units; (5) addition of one equipment cabinet; and (6) addition of backhaul equipment and associated cables.

Photographic visual simulations depicting the existing and proposed conditions at the site have been prepared by the applicant and are included as Attachment No. CD 3. The proposed changes to the existing exterior conditions of the site are minor and the screening proposed is consistent with the architectural style, color and materials of the building façade on which it is mounted. A copy of the project site plan and elevations depicting the proposed project are included as Attachment No. CD 4.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC-32 (Bayview)
- **General Plan:** CV (Visitor-Serving Commercial)

BACKGROUND

The existing Sprint PCS telecommunications facility was installed in 2001 and included three wall-mounted panel antennas along with related equipment which is located within an enclosure on the rooftop. This installation predated the City's Wireless Telecommunications Facilities Ordinance which was enacted and effective in 2002. As such, no telecommunications facility permit was required. The proposed upgrade will replace the three existing antennas and will update the infrastructure that services those antennas. All new installations will be similar in size and location to the existing antennas and will be painted or blended to match the walls on which they are located.

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 Photographic Simulations
CD 4 Site Plan and Elevations

Attachment No. CD 1

Findings and Conditions of Approval

**FINDINGS AND
CONDITIONS OF APPROVAL
TELECOMMUNICATIONS PERMIT NO. TP2012-012
(PA2012-115)**

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 upgrades to the existing telecom facility will not substantially alter the facility, nor will they be detrimental to public health or safety because the facility 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 upgraded 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 upgrades, there is no impact to public views and the aesthetics of the facility will not substantially change.

2. The telecommunications facility as proposed conforms to the technology, height, location and design standards for the following reasons:
 - The upgraded telecom facility approved under this permit utilizes the most efficient and diminutive available technology in order to minimize the number of facilities and reduce the visual impact.
 - The height limit within the Hotel Site subarea of the PC-32 (Bayview Planned Community) Zoning District is 90 feet to the ceiling of the uppermost floor with an additional 15 feet allowed for mechanical equipment and related screening. The telecom facility approved by the permit does not extend above the existing antennas that are to be replaced and does not exceed the maximum height limit of 105 feet allowed.
 - The antennas for the telecom facility approved by this permit will be wall mounted to the existing penthouse structure and will be painted to match the color of the wall on which they are mounted.
 - The support equipment for the telecom facility will be placed within an existing equipment enclosure on top of the roof and will not create any visual

impact. The support equipment and existing enclosure comply with the height limit.

3. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Section 15301 Class 1 (Existing Facilities) for the following reason(s):
 - Class 1 exempts the alteration of facilities and/or mechanical equipment which involve negligible or no expansion of use.
 - The proposed upgrades include replacement of three existing antennas and related infrastructure upgrades for an existing telecom facility. The removal and replacement of existing panel antennas and addition of minor support equipment. The changes to this facility do not constitute an expansion of use.

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. All antennas and wall-mounted equipment shall be painted to match the walls upon which they are located.
4. All support equipment shall be placed within the existing rooftop equipment enclosure. Any conduit and or cable trays shall not be affixed to the side of the building such that it is visible.
5. 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).
6. 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.
7. 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.
8. 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.

9. 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.
10. Prior to issuance of building permits, the applicant shall obtain a determination, in writing, from the Coastal Commission that the project as proposed is not a development under the California Coastal Act, or obtain Coastal Commission approval of the wireless telecommunications facility.
11. Prior to the issuance of any building, mechanical and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of this approval letter shall be incorporated into the drawings approved for the issuance of permits.
12. 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.
13. 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.
14. The applicant recognizes that the frequencies used by the cellular facility located at **500 Bayview Circle** 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).
15. Within 30 days after installation of the telecom facility, during which time the telecom facility may be allowed to 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.

16. 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.
17. 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.
18. 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.
19. 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.
20. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
21. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the applicant, current property owner or leasing agent.
22. The applicant shall 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.
23. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division by certified mail no less than 30 days prior to such action. The operator or property owner shall have 90 days from the date of abandonment or discontinuance to reactivate use of the facility, transfer the rights to use the facility to another operator, or remove the telecom facility and restore the site.
24. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 15.70 of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Division of any proposal to change the height or size of the facility; increase the size, shape or number of antennas;

change the facility's color or materials or location on the site; or increase the signal output above the maximum permissible exposure (MPE) limits imposed by the radio frequency emissions guidelines of the FCC. Any changed circumstance shall require the operator to apply for a modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.

25. This telecom permit may be modified or revoked by the City Council should they determine that the facility or operator has violated any law regulating the telecom facility or has failed to comply with the requirements of Chapter 15.70 of the NBMC, or this telecom permit.
26. This approval shall expire unless exercised within 24 months from the date of approval.
27. 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 Bayview Telecom Update including, but not limited to, the Telecommunications Facility Permit No. TP2012-012 (PA2012-115). 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

500 Bayview Circle



Telecommunications Permit No. TP2012-012
(PA2012-115)

Attachment No. CD 3

Photographic Simulations

OG54XC559

BAYVIEW

500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660



July 28, 2012

View #: 1

Location



Existing



Proposed



The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore the A&E firm will not be held responsible for any post production design changes.

Sprint PCS
310 Commerce
Irvine, CA 92602
Julia Malisos - Phone: (714) 512-4770

RTGRAPHICS
photosims & graphic design
Contact: Ryan Thigpen - (949) 307-3120
web - <http://rtgraphics.net>

Prepared by: RLT
Approved by: RLT

core
DEVELOPMENT SERVICES
CORE DEVELOPMENT SERVICES
2903 Saturn Street, Suite H, Brea, CA 92821
Office: (714) 729-8404 | Fax: (714) 333-4441

REV:
A

OG54XC559

BAYVIEW

500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660



July 28, 2012

View #: 2

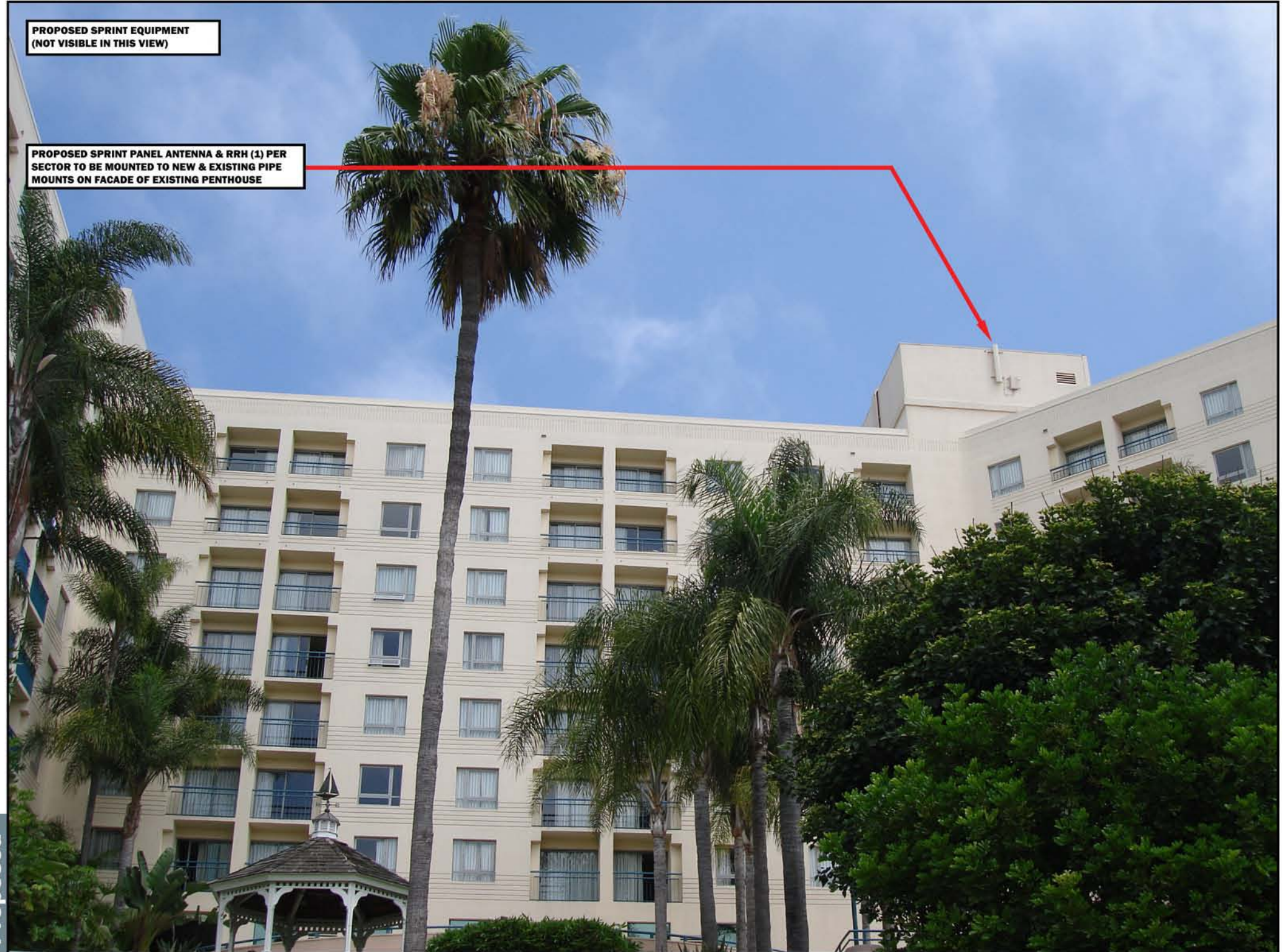
Location



Existing



Proposed



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REV:
A

OG54XC559

BAYVIEW

500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660



July 28, 2012

View #: 3

Location



Existing



Proposed



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REV:
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OG54XC559

BAYVIEW

500 BAYVIEW CIRCLE
NEWPORT BEACH, CA 92660



July 28, 2012

View #: 4



Location



Existing



Proposed

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Irvine, CA 92602
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REV:
A

Attachment No. CD 4

Site Plan and Elevations



SITE NAME: BAYVIEW
SITE NUMBER: OG54XC559
SITE ADDRESS: 500 BAYVIEW CIRCLE
 NEWPORT BEACH, CA 92660
SITE TYPE: ROOFTOP
PROJECT: NETWORK VISIONS MMBTS LAUNCH
MARKET: ORANGE COUNTY

REV	DATE/BY	DESCRIPTION
0	06.23.2012 JW	PRELIMINARY CONSTRUCTION

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:
**BAYVIEW
OG54XC559**
 SITE ADDRESS:
 500 BAYVIEW CIRCLE
 NEWPORT BEACH CA, 92660

SHEET TITLE

TITLE SHEET

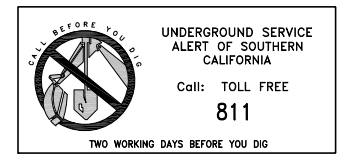
DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
JMB	APP	01.14.2012

SHEET NUMBER

T-1

SITE INFORMATION	AREA MAP	APPLICABLE CODES	DRAWING INDEX																																															
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 PH.D., PE PHONE: 949.351.5020 ALU CONSTRUCTION MANAGER: ALCATEL-LUCENT 1250 CORONA POINTE CT, SUITE 406 CORONA, CA 92879 CONTACT: SCOTT MCILLIAN 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: SPRINT 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		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: <ul style="list-style-type: none"> • 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 	<table border="1"> <thead> <tr> <th>SHEET</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>T-1</td><td>TITLE SHEET</td></tr> <tr><td>T-2</td><td>GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS</td></tr> <tr><td>T-3</td><td>SIGNAGE AND NOTES</td></tr> <tr><td>A-1</td><td>SITE PLAN</td></tr> <tr><td>A-2</td><td>EXISTING AND FINAL EQUIPMENT PLANS</td></tr> <tr><td>A-3</td><td>EXISTING AND FINAL ANTENNA PLANS</td></tr> <tr><td>A-4</td><td>SOUTH ELEVATIONS</td></tr> <tr><td>A-5</td><td>EAST ELEVATIONS</td></tr> <tr><td colspan="2">SHEETS LISTED BELOW FOR USE IN CONSTRUCTION SET ONLY</td></tr> <tr><td>A-6</td><td>EQUIPMENT DETAILS</td></tr> <tr><td>A-7</td><td>EQUIPMENT DETAILS</td></tr> <tr><td>A-8</td><td>EQUIPMENT DETAILS</td></tr> <tr><td>RF</td><td>ANTENNA AND EQUIPMENT WIRING DIAGRAM</td></tr> <tr><td>FIBER</td><td>FIBER ROUTING PLAN</td></tr> <tr><td>E-1</td><td>ELECTRICAL NOTES</td></tr> <tr><td>E-2</td><td>GROUNDING, LINE DIAGRAM AND DETAILS</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		SHEET	DESCRIPTION	T-1	TITLE SHEET	T-2	GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS	T-3	SIGNAGE AND NOTES	A-1	SITE PLAN	A-2	EXISTING AND FINAL EQUIPMENT PLANS	A-3	EXISTING AND FINAL ANTENNA PLANS	A-4	SOUTH ELEVATIONS	A-5	EAST ELEVATIONS	SHEETS LISTED BELOW FOR USE IN CONSTRUCTION SET ONLY		A-6	EQUIPMENT DETAILS	A-7	EQUIPMENT DETAILS	A-8	EQUIPMENT DETAILS	RF	ANTENNA AND EQUIPMENT WIRING DIAGRAM	FIBER	FIBER ROUTING PLAN	E-1	ELECTRICAL NOTES	E-2	GROUNDING, LINE DIAGRAM AND DETAILS												
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BATTERY INFORMATION AND NOTES:

BATTERY MFG: EAST PENN MANUFACTURING
 MODEL NUMBER: 12AVR-145L
 ELECTROLYTE CONTENT PER BATTERY: 2.17 GALLONS
 ELECTROLYTE HAZARD CLASSIFICATION PER '07 C.F.C. (8.7% SULFURIC ACID): CORROSIVE
 NUMBER OF BATTERIES TO BE INSTALLED: 20 MAX (20 PER CABINET)
 TOTAL ELECTROLYTE CONTAINED ON SITE (2.17 X 20): 43.4 GALLONS MAX

- A. QUANTITIES OF 500 GALLONS OR LESS ARE EXEMPT PER TABLE 3-E OF THE 2010 U.B.C.
- B. SINGLE VESSEL CAPACITIES OF 10 GALLONS OR LESS, AND AGGREGATE QUANTITIES NOT IN EXCESS OF 100 GALLONS ARE EXEMPT PER ARTICLE 64 OF THE 2010 C.F.C.
- C. QUANTITIES LESS THAN 50 GALLONS ARE EXEMPT FROM C.F.C. ARTICLE 80, AND SHALL NOT REQUIRE REMIT.
- D. ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES MUST COMPLY WITH 2010 C.F.C. ARTICLE 64, AND SHALL NOT CONTAIN ELECTROLYTE QUANTITIES IN EXCESS OF 50.

FIRE DEPARTMENT NOTES:

1. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
2. A. CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.
3. A. CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.
4. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE AT LEAST 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS TO THE BACKGROUND OF THE SIGN AND USE THE FOLLOWING:

CLASS 1 WATER REACTIVE
 LIQUID TOXIC LIQUID
 CORROSIVE LIQUID OTHER
 HEALTH HAZARD LIQUID

5. AN APPROVED METHOD TO NEUTRALIZED SUPPLIED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
6. BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.
7. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE INSPECTOR.
8. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
9. EXIT DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
10. ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING ADDRESS IS FROM.
11. REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH, IN A COLOR THAT CONTRASTS TO THE SIGN BACKGROUNDS, AND SHALL BE PROMINENTLY DISPLAYED.
12. REQUIRED SIGNAGE SHALL INCLUDE BUT MAY NOT BE LIMITED TO APPLICABLE TYPES FROM EXAMPLES SHOWN HEREIN; SEE DETAILS 1, 2, AND 3.

**IN CASE OF
 EMERGENCY**
CALL
1-866-400-6040
SITE NUMBER: OG54XC559
SITE NAME: BAYVIEW

SITE IDENTIFICATION SIGNAGE 1

HAZARDOUS MATERIAL SIGNAGE (AS REQUIRED) 2

BATTERY INFORMATION AND NOTES 4

RF SIGNAGE 3

REV	DATE/BY	DESCRIPTION
0	06.23.2012 JW	PRELIMINARY CONSTRUCTION

ENGINEER / CONSULTANT

SITE BUILDER

Together with NEXTEL

A&E DEVELOPMENT

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:
**BAYVIEW
 OG54XC559**

SITE ADDRESS:
 500 BAYVIEW CIRCLE
 NEWPORT BEACH CA, 92660

SHEET TITLE

**SIGNAGE AND
 NOTES**

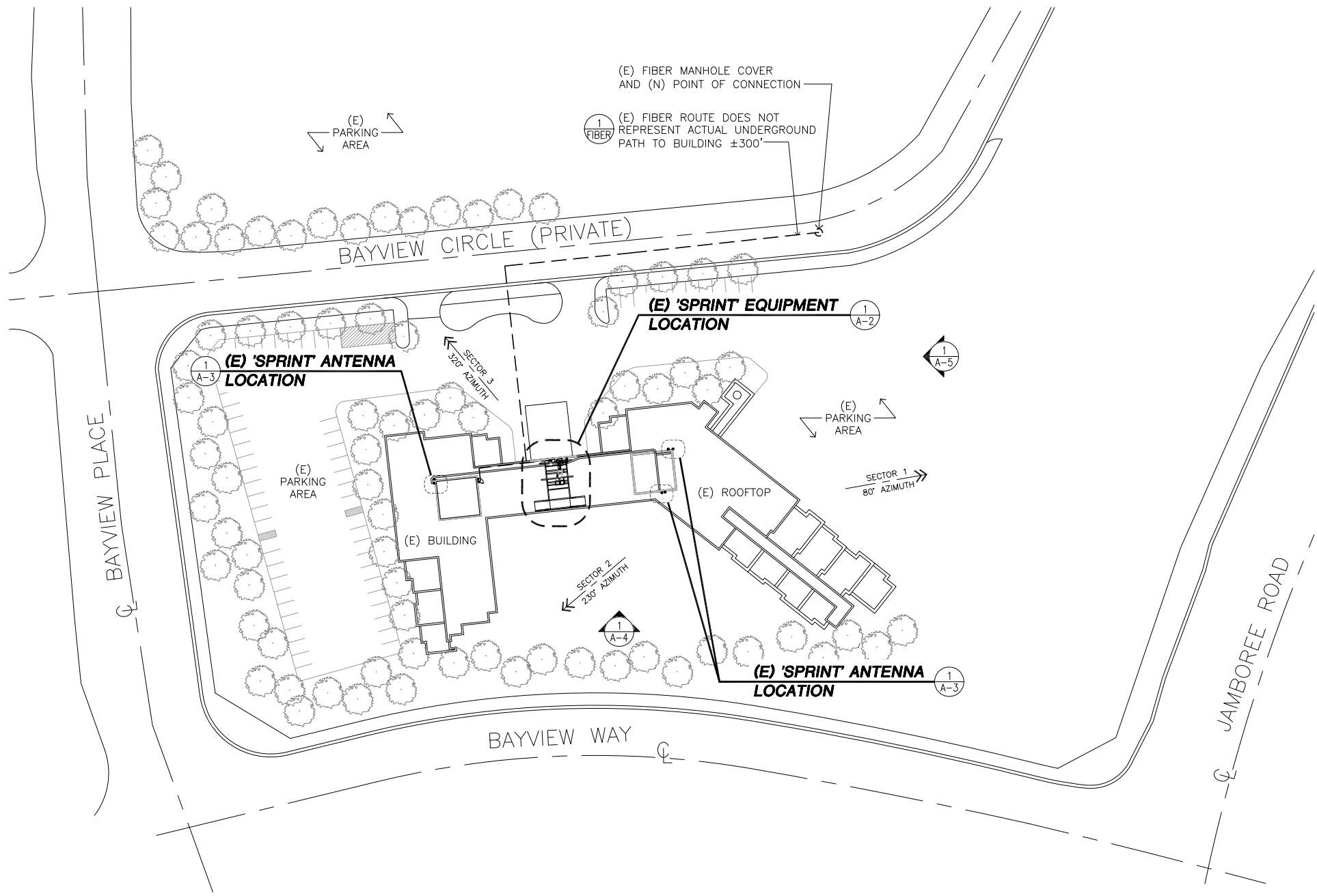
DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
JMB	APP	01.14.2012

SHEET NUMBER

T-3

NOTE:
 1. ALL NEW FIBER/CABLE RUNS TO UTILIZE EXISTING CONDUIT PATHS PREVIOUSLY ESTABLISHED WITHIN A PRE-APPROVED ACCESS/UTILITY EASEMENT
 2. (E) CONDUIT PATH SHOWN IS ESTIMATED. VERIFY ACTUAL PATH IN FIELD.



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SITE INFORMATION

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 NEWPORT BEACH CA, 92660

SHEET TITLE

SITE PLAN

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
JMB	APP	01.14.2012

SHEET NUMBER

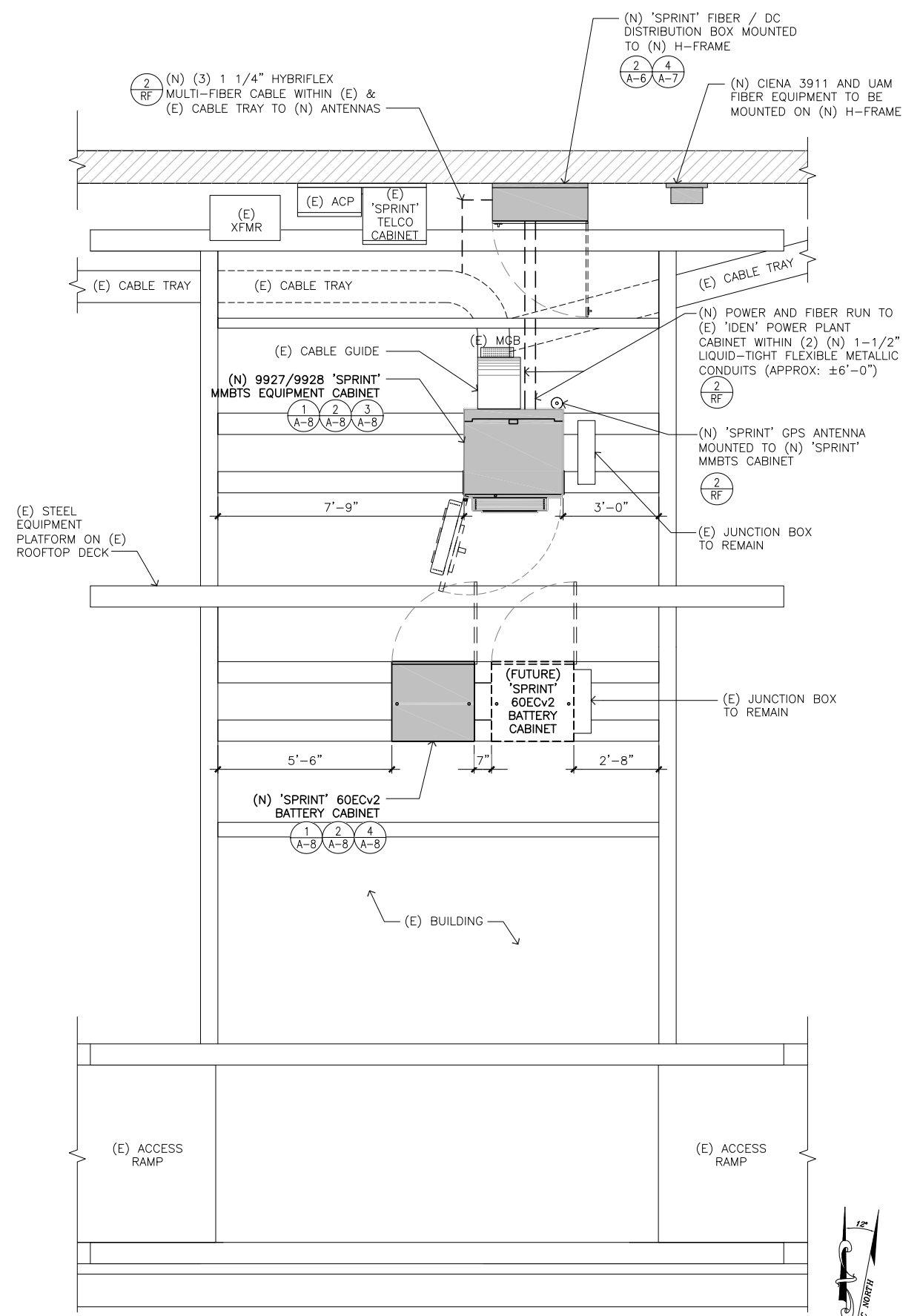
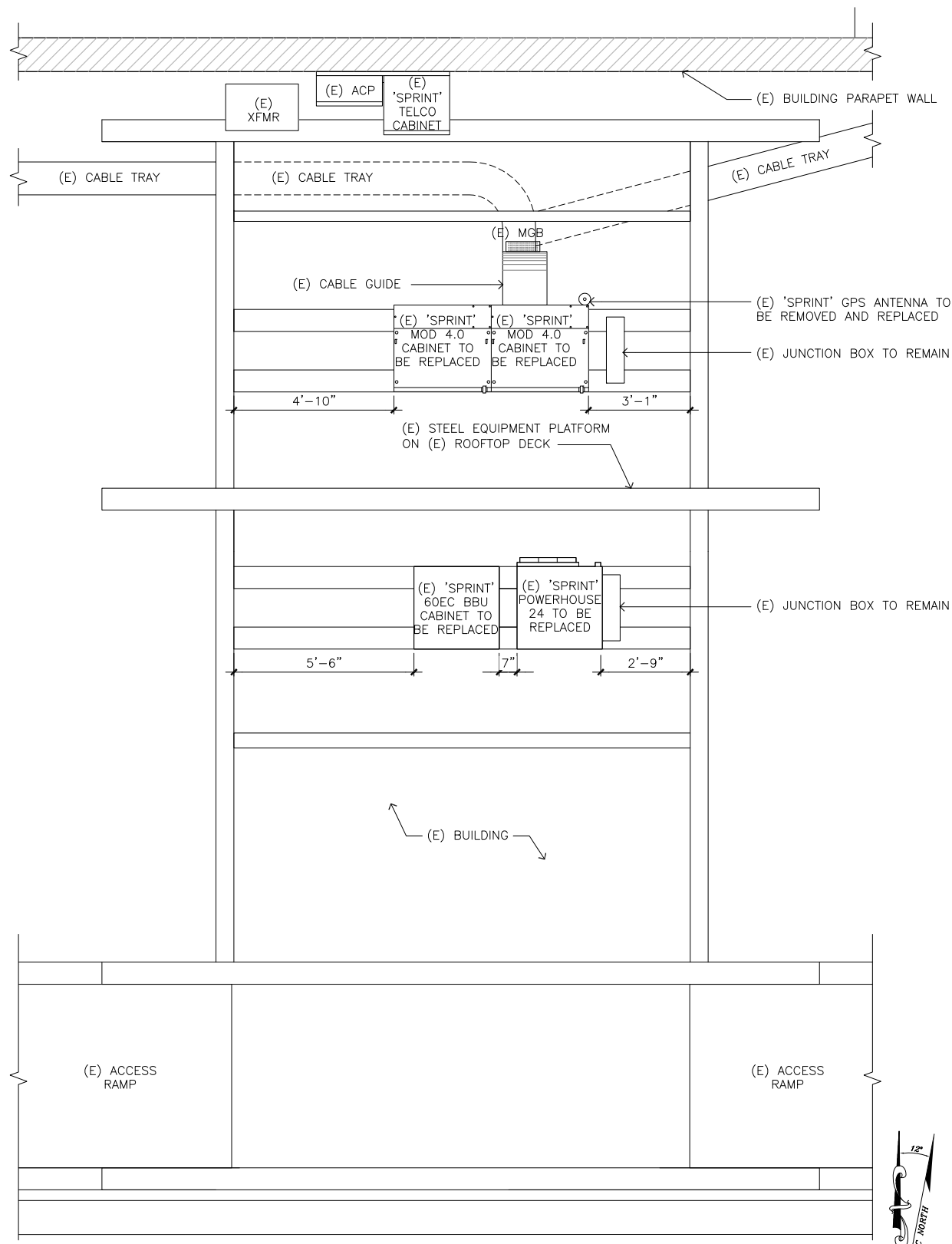
A-1

SITE PLAN

SCALE
 1"=40'-0" 0 20' 40' 80'



1



REV	DATE/BY	DESCRIPTION
0	06.23.2012 JW	PRELIMINARY CONSTRUCTION

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NEWPORT BEACH CA, 92660

SHEET TITLE

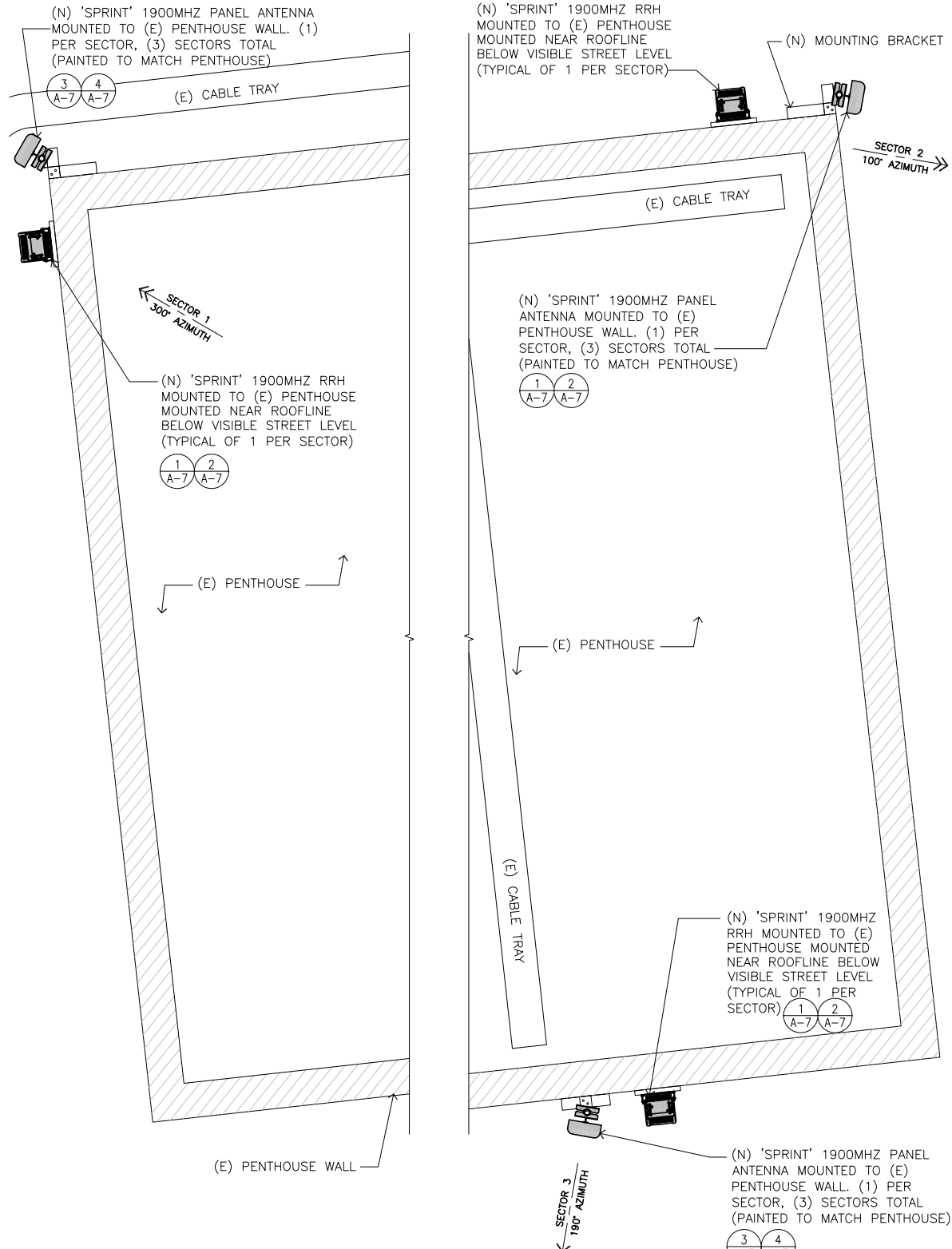
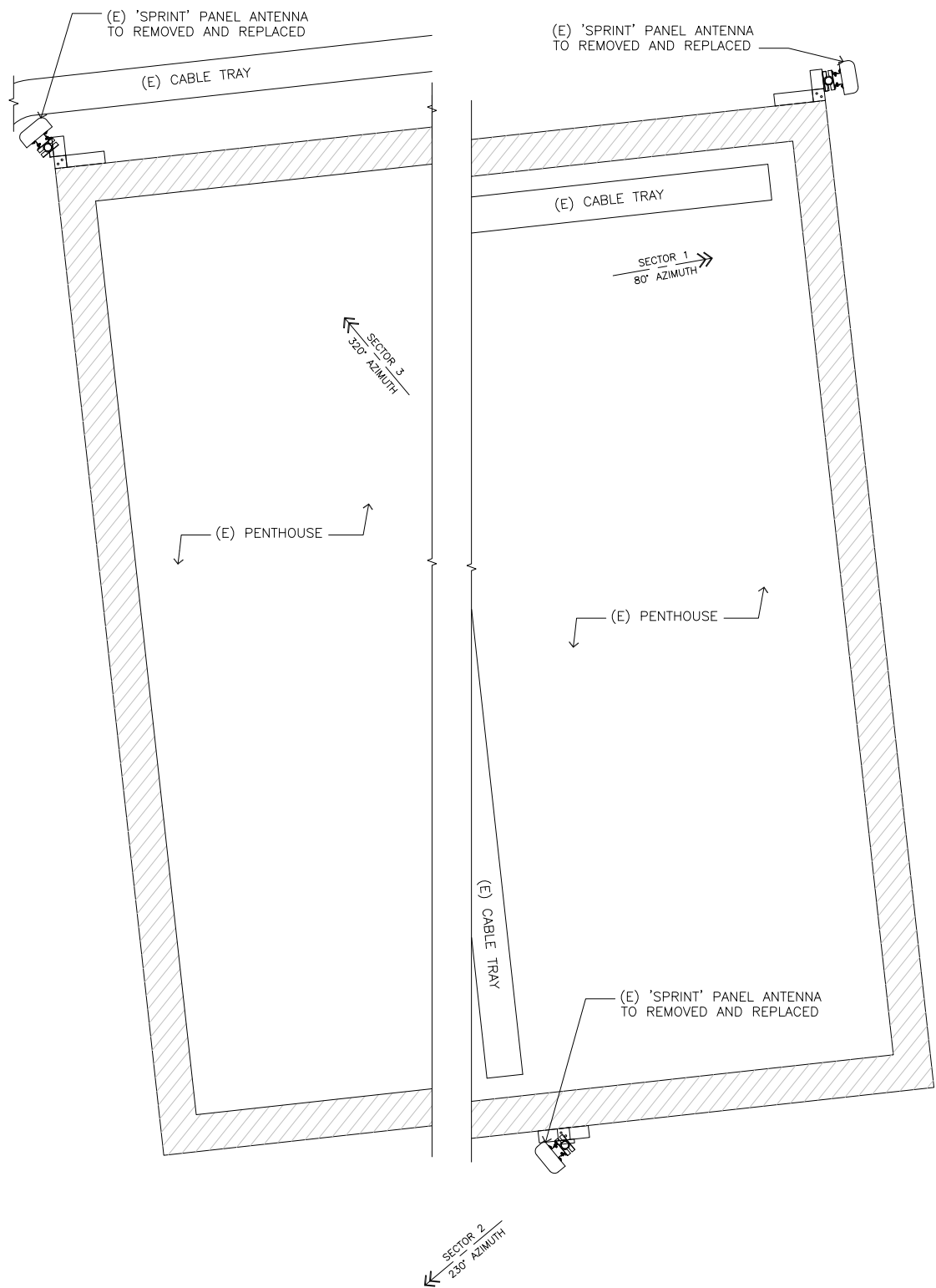
**EXISTING AND
FINAL EQUIPMENT
PLANS**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
JMB	APP	01.14.2012

SHEET NUMBER

A-2



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	300°	100'-0"	1	RFS P40-16-XLPP-RR-A	-6	0	15.9	2	HYBRIFLEX 1-1/4" HB114-1-0813U4-M5J	100'-0"±
2	1900	100°	100'-0"	1	RFS APXVSP18-C-A20	-2	0	15.9	2	HYBRIFLEX 1-1/4" HB114-1-0813U4-M5J	100'-0"±
3	1900	190°	100'-0"	1	RFS APXVSP18-C-A20	0	0	15.9	2	HYBRIFLEX 1-1/4" HB114-1-0813U4-M5J	100'-0"±

VERIFY CURRENT EBTS PRIOR TO BUILD

REV	DATE/BY	DESCRIPTION
0	06.23.2012 JW	PRELIMINARY CONSTRUCTION

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OG54XC559**

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SHEET TITLE

**EXISTING AND
FINAL ANTENNA
PLANS**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
JMB	APP	01.14.2012

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A-3

EXISTING EQUIPMENT PLAN


SCALE
1/2"=1'-0"

FINAL EQUIPMENT PLAN

SCALE
1/2"=1'-0"

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NEWPORT BEACH CA, 92660

SHEET TITLE

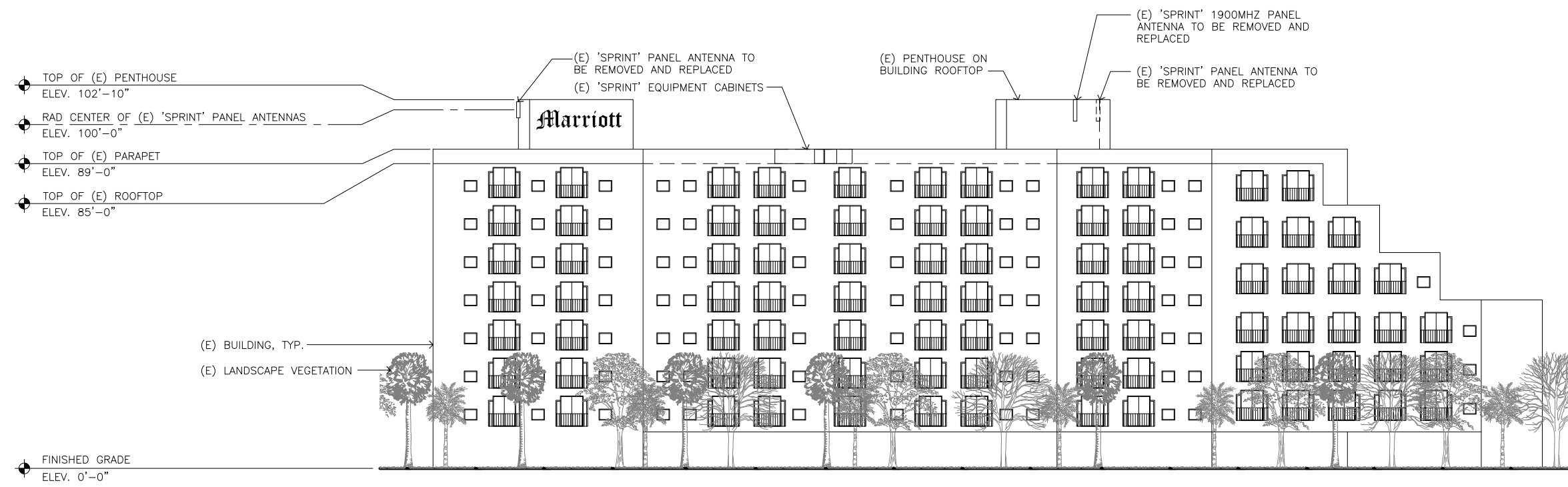
**SOUTH
ELEVATION**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
JMB	APP	01.14.2012

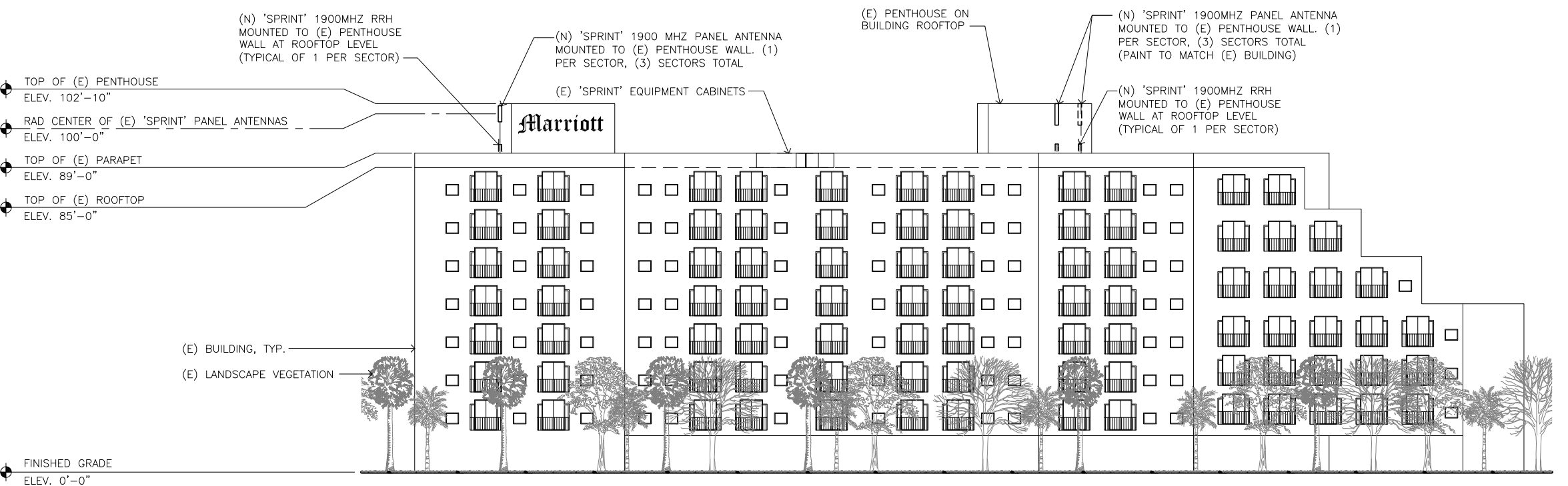
SHEET NUMBER

A-4



EXISTING SOUTH ELEVATION

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

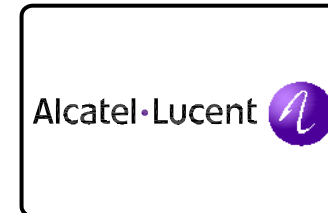


FINAL SOUTH ELEVATION

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

REV	DATE/BY	DESCRIPTION
0	06.23.2012 JW	PRELIMINARY CONSTRUCTION

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SITE BUILDER



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OG54XC559**

SITE ADDRESS:
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NEWPORT BEACH CA, 92660

SHEET TITLE

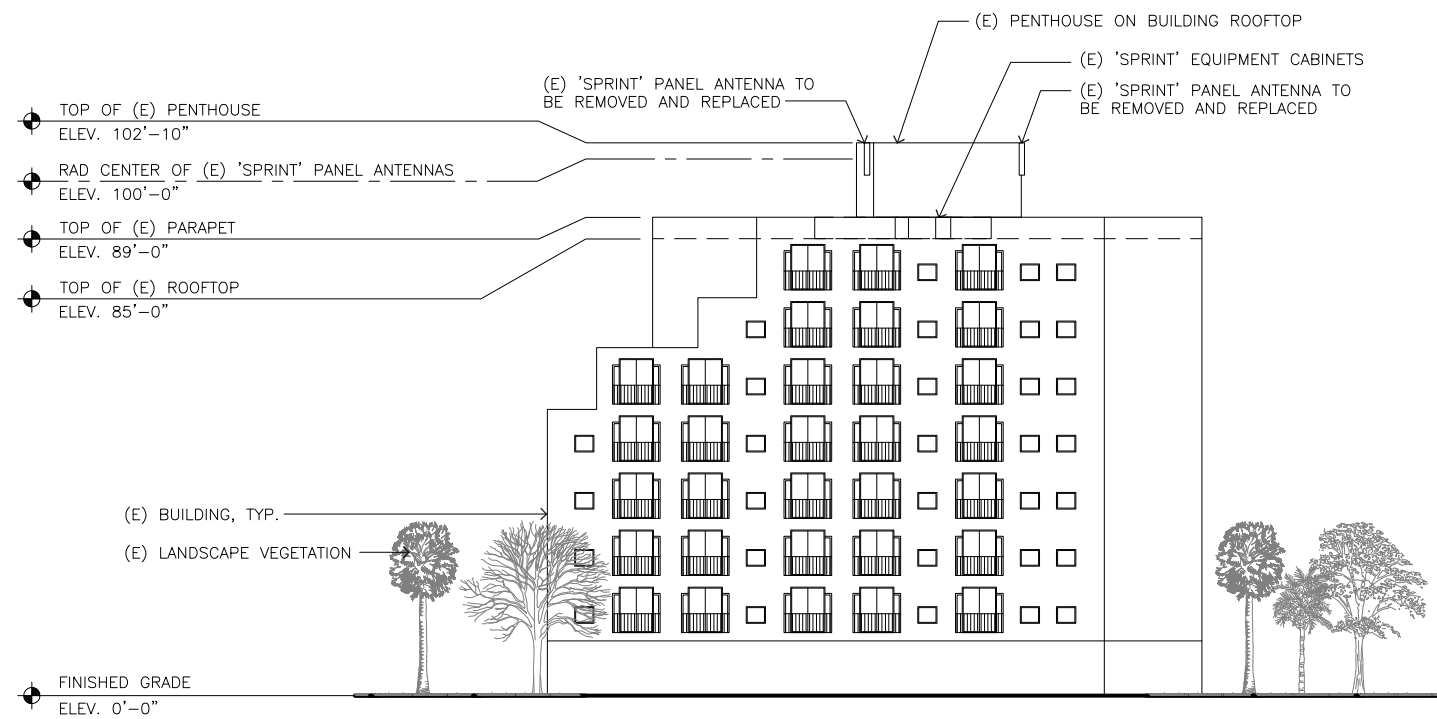
**EAST
ELEVATION**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
JMB	APP	01.14.2012

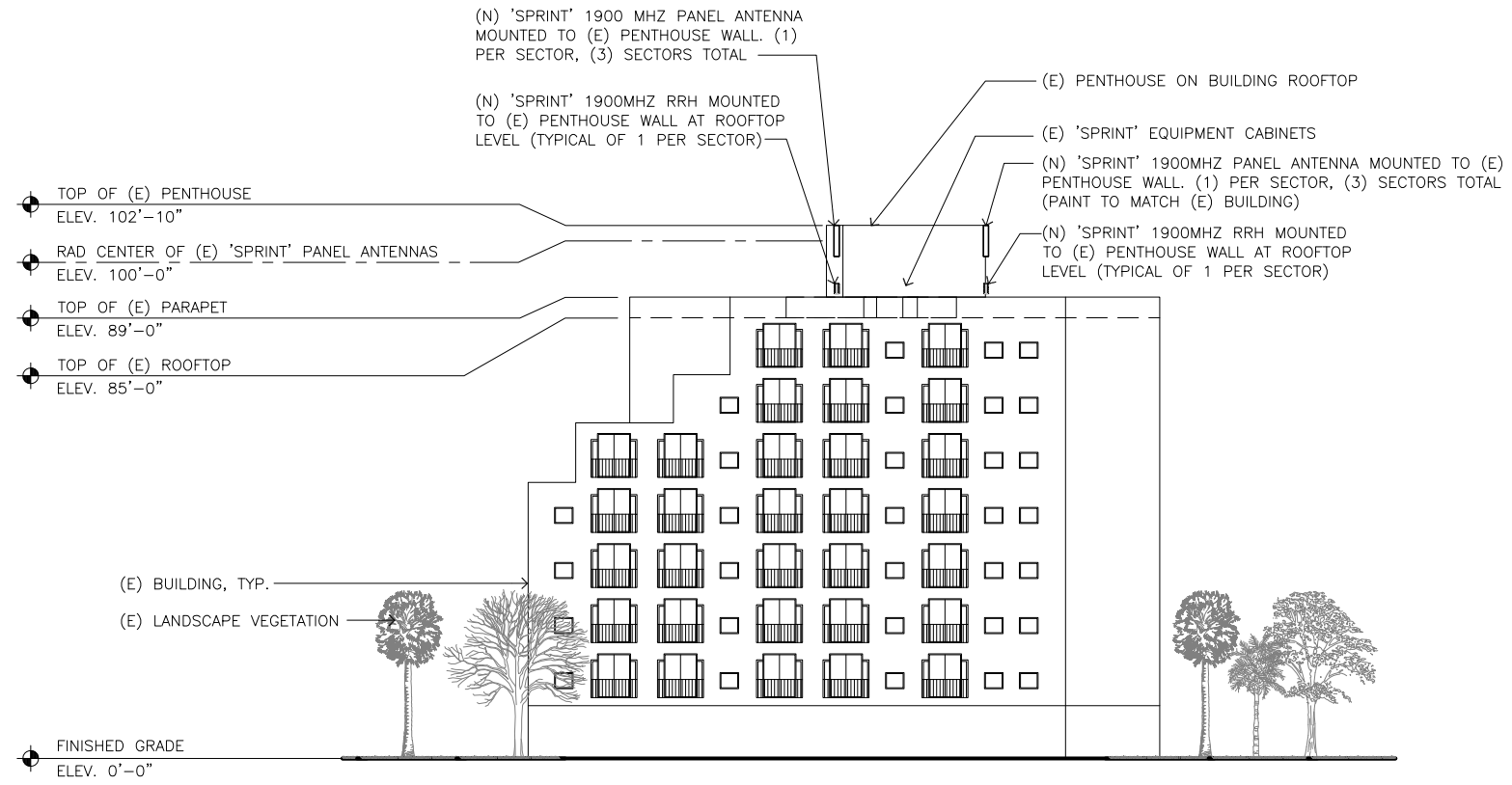
SHEET NUMBER

A-5



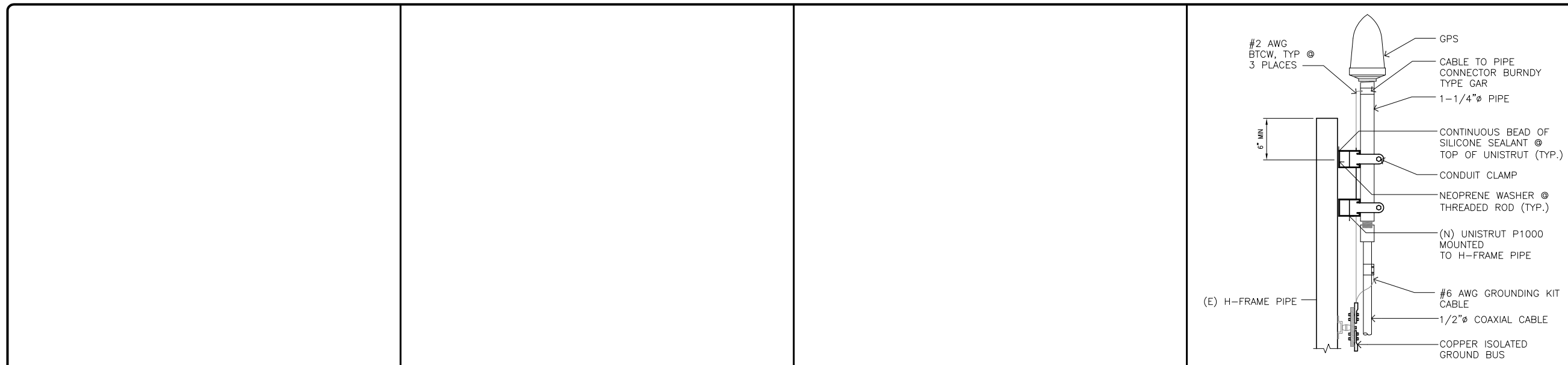
EXISTING EAST ELEVATION

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

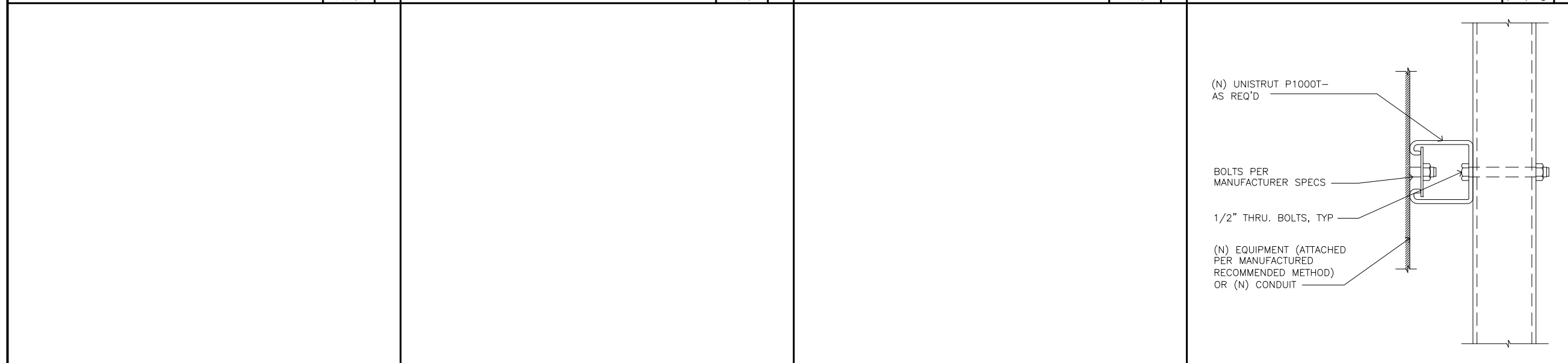


FINAL EAST ELEVATION

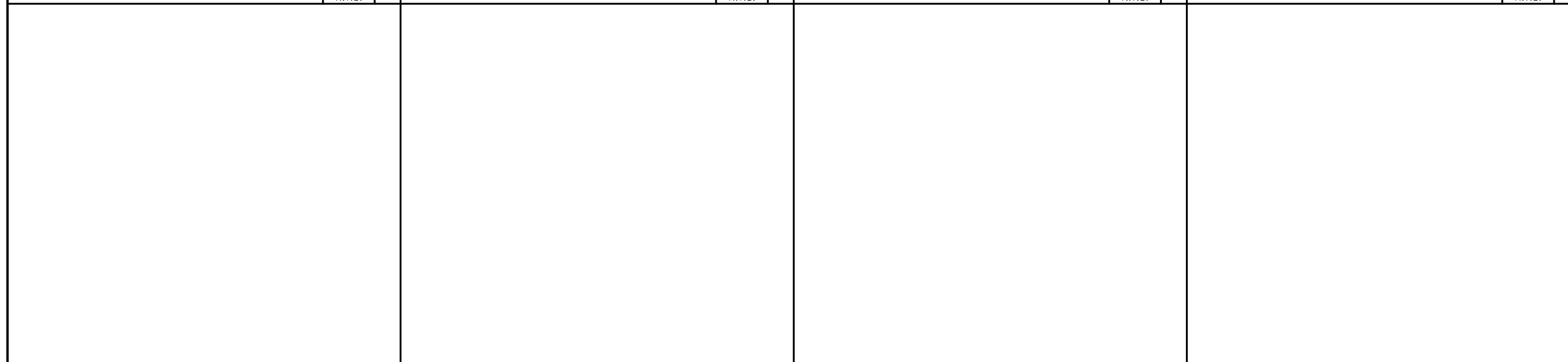
SCALE 1/16"=1'-0" 0 4' 8' 16' 32' **2**



NOT USED SCALE N.T.S. **10** **NOT USED** SCALE N.T.S. **7** **NOT USED** SCALE N.T.S. **4** **GPS TO FRAME** SCALE 1"=1'-0" **1**



NOT USED SCALE N.T.S. **11** **NOT USED** SCALE N.T.S. **8** **NOT USED** SCALE N.T.S. **5** **EQUIPMENT MOUNTING** SCALE N.T.S. **2**



NOT USED SCALE N.T.S. **12** **NOT USED** SCALE N.T.S. **9** **NOT USED** SCALE N.T.S. **6** **NOT USED** SCALE N.T.S. **3**

REV	DATE/BY	DESCRIPTION
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500 BAYVIEW CIRCLE
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SHEET TITLE

**EQUIPMENT
DETAILS**

DRAWING INFORMATION

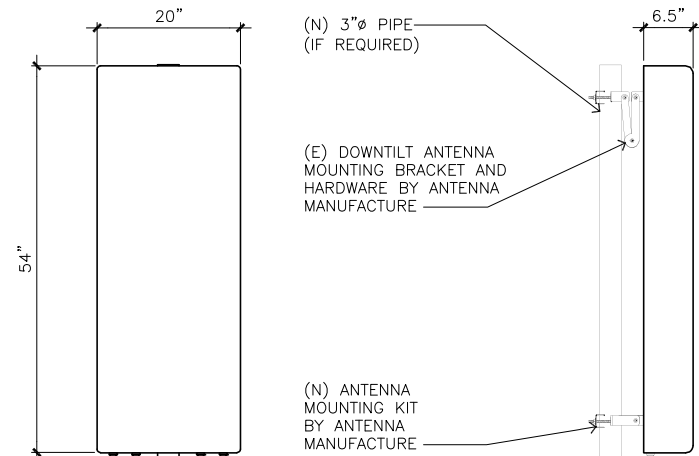
DRAWN BY	CHECKED BY	ISSUE DATE
JMB	APP	01.14.2012

SHEET NUMBER

A-6

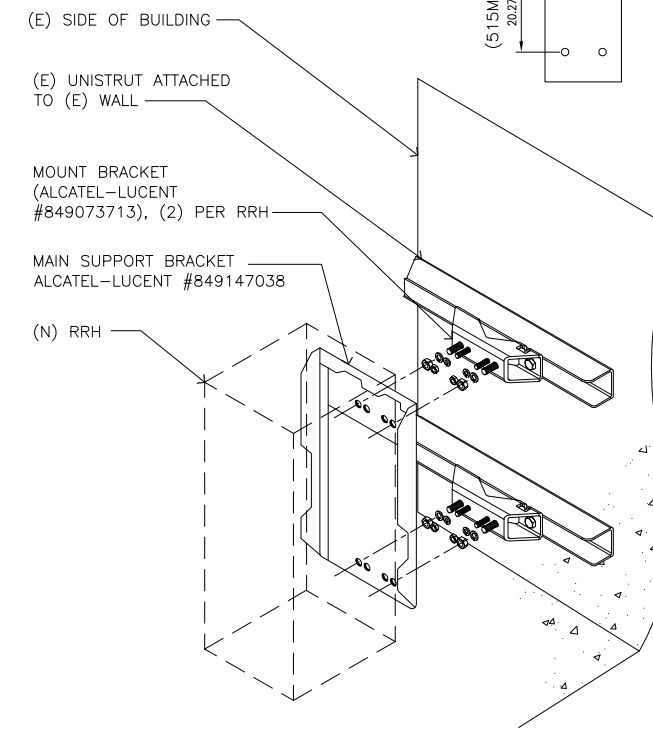
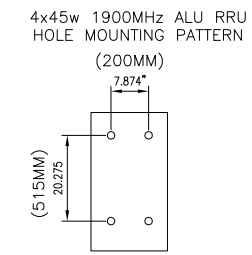
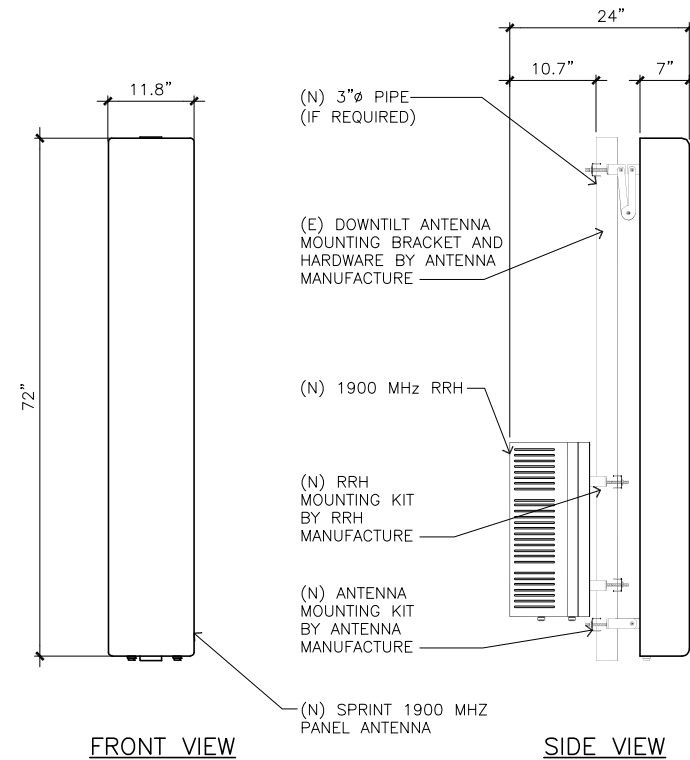
RFS P40-16-XLPP-RR-A

ANTENNA COLOR: LIGHT GRAY RAL7035
 DIMENSIONS, HxWxD: 54" X 20" X 6.5"
 WEIGHT: 29 LBS
 CONNECTOR: (6) 7/16 DIN FEMALE



RFS APXVSP18-C-A20 (PRIMARY)

ANTENNA COLOR: LIGHT GRAY RAL7035
 DIMENSIONS, HxWxD: 72" X 11.8" X 7"
 WEIGHT: 57 LBS
 CONNECTOR: (2) 7/16 DIN FEMALE



4FT 1900 MHZ ANTENNA

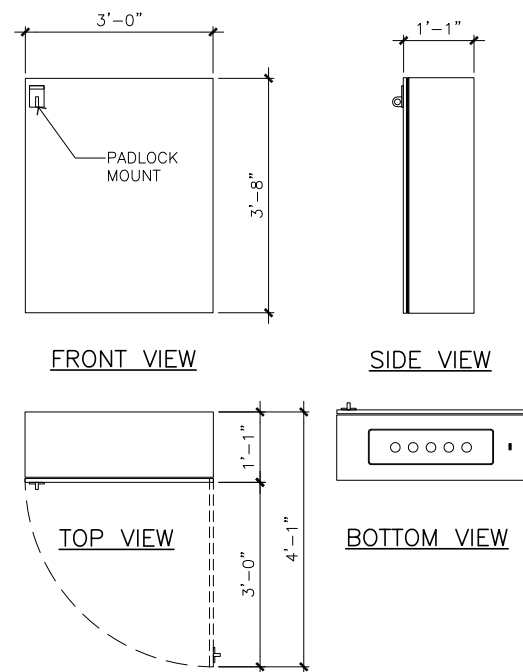
SCALE N.T.S. **5**

1900 MHZ ANTENNA-RRH DETAIL

SCALE N.T.S. **3**

RRH MOUNTING

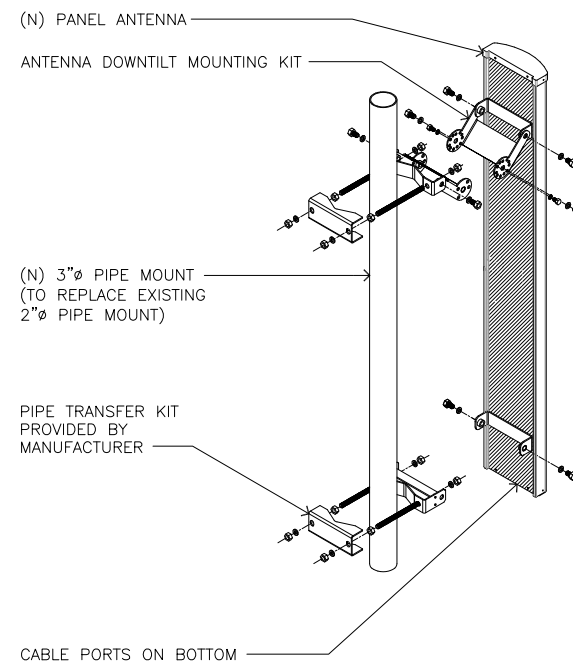
SCALE N.T.S. **1**



FIBER OPTIC & DC POWER JUNCTION BOX

MODEL: TBD
 WEIGHT: 60 LBS
 DIMENSIONS (WxDxH) 36" x 36" x 12"

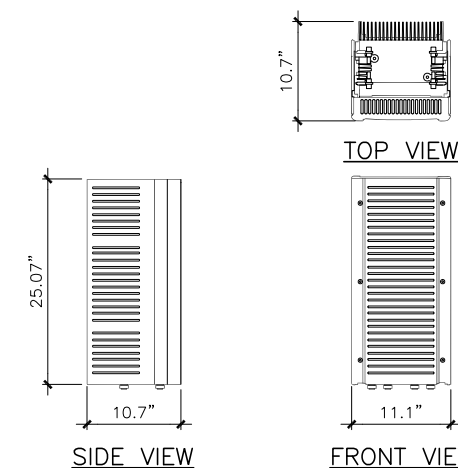
DC DIST. / FIBER MANG. BOX	CLEARANCES MM (INCHES)	COMMENTS
FRONT	914 (36)	INSTALLATION ACCESS
REAR	50 (1.97)	0" CLR W/ MOUNTING BRACKETS.
RIGHT	152 (6)	INSTALLATION ACCESS
LEFT	152 (6)	INSTALLATION ACCESS
TOP	152 (6)	INSTALLATION ACCESS
BOTTOM	304 (12)	CONDUIT ROUTING



1900 MHz 4X45W 65MHz RRH

MANUFACTURE: ALCATEL-LUCENT
 MODEL: CDMA/LTE DUAL TECH 4X45W
 WEIGHT: 59.5 LBS.

RRH CABINET	CLEARANCES MM (INCHES)	COMMENTS
FRONT	914 (36)	INSTALLATION ACCESS
REAR	50 (1.97)	0" CLR W/ MOUNTING BRACKETS.
RIGHT	300 (11.82)	AIR FLOW
LEFT	300 (11.82)	AIR FLOW
TOP	300 (11.82)	AIR FLOW
BOTTOM	355 (14)	CONDUIT ROUTING



DC / FIBER MANAGEMENT BOX

SCALE N.T.S. **6**

ANTENNA MOUNTING DETAIL

SCALE N.T.S. **4**

1900 MHZ RRH

SCALE N.T.S. **2**

REV	DATE/BY	DESCRIPTION
0	06.23.2012 JW	PRELIMINARY CONSTRUCTION

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SEAL

SITE INFORMATION

SITE NAME:
**BAYVIEW
OG54XC559**

SITE ADDRESS:
500 BAYVIEW CIRCLE
NEWPORT BEACH CA, 92660

SHEET TITLE

**EQUIPMENT
DETAILS**

DRAWING INFORMATION

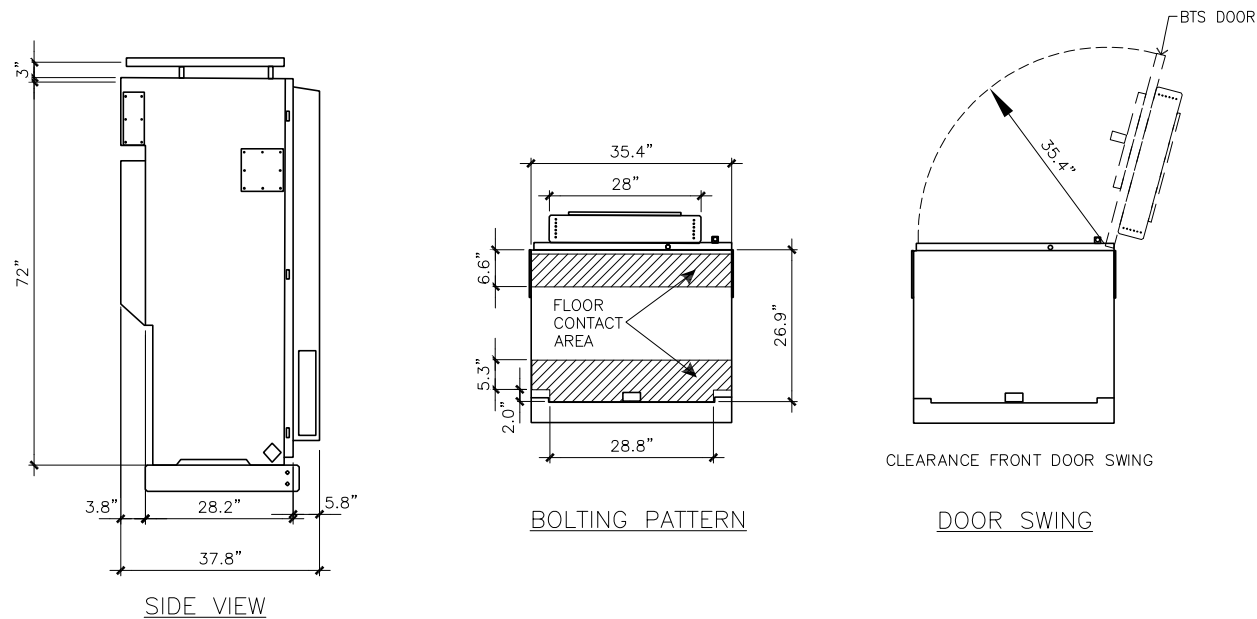
DRAWN BY	CHECKED BY	ISSUE DATE
JMB	APP	01.14.2012

SHEET NUMBER

A-7

MULTIMODE BASE STATION (MMBS) CABINET

MODEL: ALU 9927
 WEIGHT: 1,190 LBS (UPGRADED 1390 LBS)
 DIMENSIONS (WxDxH): 35.5" x 32" x 72"
 TOP HAT DIMENSIONS: 35.5" x 25" x 15.5"



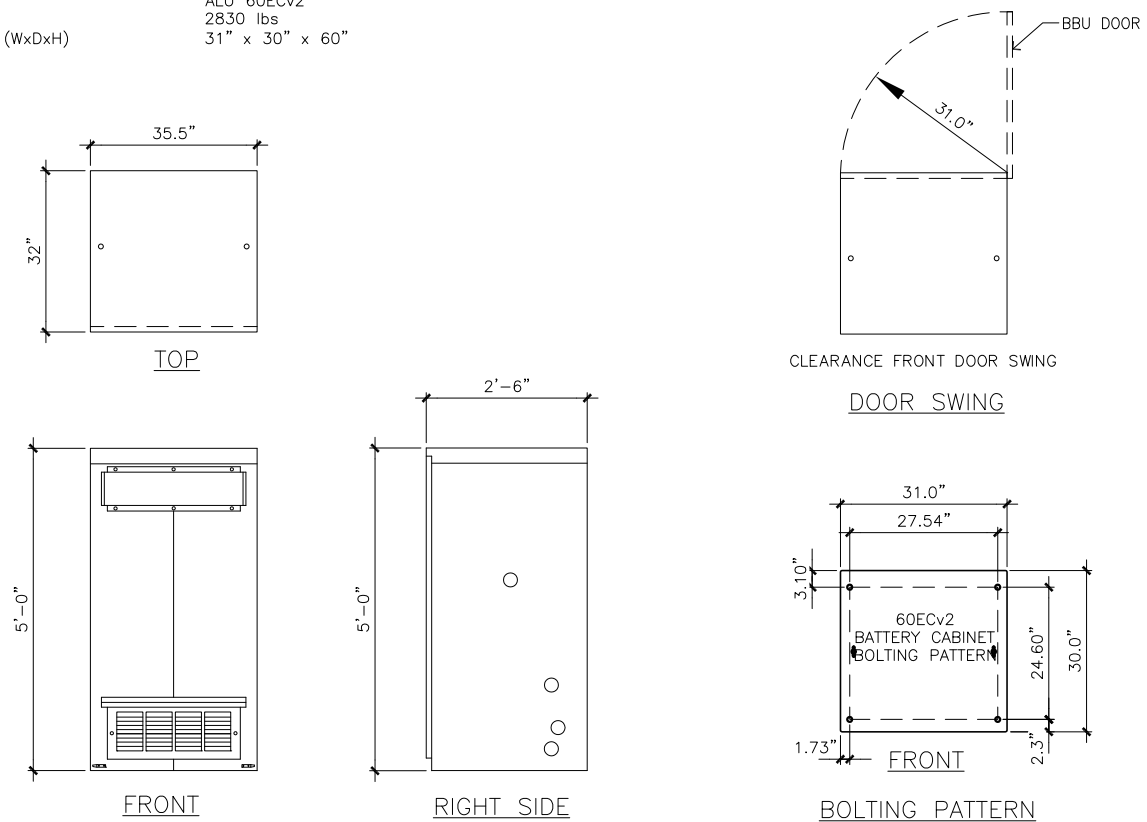
BASIC SITE PREPARATION REQUIREMENTS AND FOOTPRINTS FOR 9928 DISTRIBUTED BASE STATION OUTDOOR CABINET.

MULTIMODE BASE STATION (MMBS) CABINET

SCALE: 1:16 0 4" 8" 16" 32" **3**

BATTERY CABINET

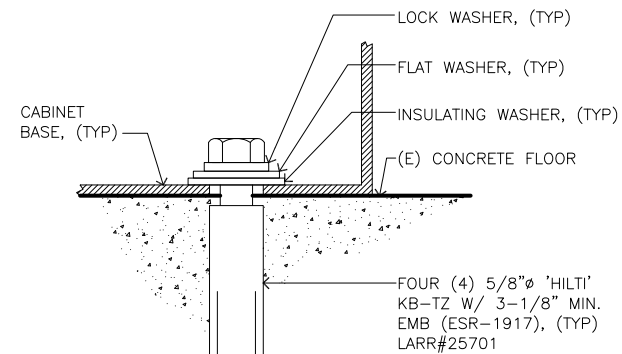
MODEL: ALU 60ECv2
 WEIGHT: 2830 lbs
 DIMENSIONS (WxDxH): 31" x 30" x 60"



BATTERY CABINET

SCALE: 1:16 0 4" 8" 16" 32" **4**

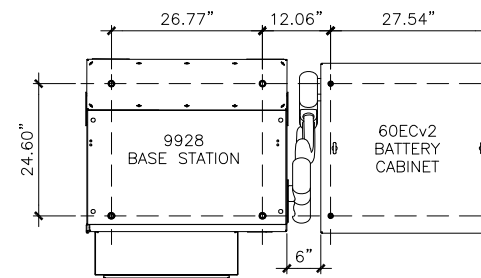
NOTE: SPECIAL INSPECTION REQUIRED ON ALL 'HILTI' ANCHOR BOLTING.



EQUIPMENT ANCHORAGE

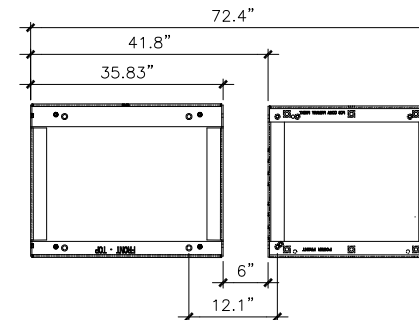
SCALE: N.T.S. **1**

BATTERY AND RADIO CABINET ANCHORING LAYOUT WITHOUT MOUNTING BASE



FRONT TOP VIEW

BATTERY AND RADIO CABINET ANCHORING LAYOUT WITH MOUNTING BASE



INSTALLATION INSTRUCTIONS INTERFACE KIT FOR ATTACHMENT OF -48V 60ECv2 BATTERY CABINET TO OUTDOOR 9928 DISTRIBUTED BASE STATION CABINET WITH INTEGRATED POWER

SEISMIC ZONE	ANCHOR TYPE	HOLE SIZE	WRENCH	TORQUE NEWTON METERS	TORQUE FOOT POUNDS
0, 1, 2	1/2" DROP-IN	5/8" BIT 2" DEEP	3/4"	24NM	18 FT-LB
3, 4,	12MM EXPANSION STUD	11/16" BIT 4" DEEP MIN	19MM	79NM	58 FT-LB

BBU AND BTS ANCHORING LAYOUT

SCALE: N.T.S. **2**

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SITE INFORMATION

SITE NAME: BAYVIEW OG54XC559
SITE ADDRESS: 500 BAYVIEW CIRCLE NEWPORT BEACH CA, 92660

SHEET TITLE

**EQUIPMENT
DETAILS**

DRAWING INFORMATION

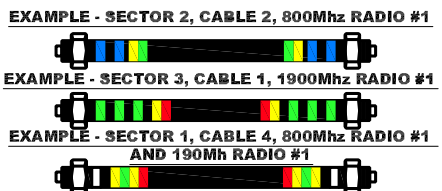
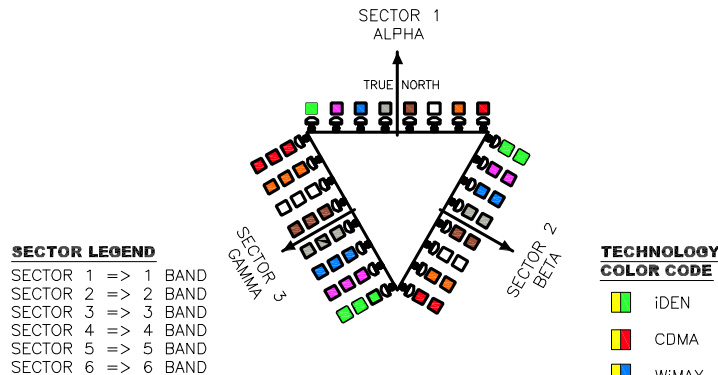
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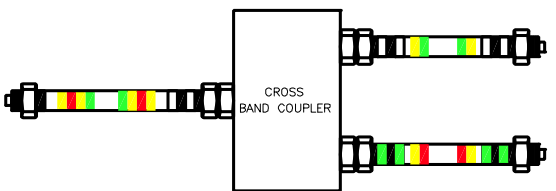
A-8

TYPICAL COAX CABLE COLOR CODING SCHEME				
SECTOR	CABLE	FIRST RING	SECOND RING	THIRD RING
1 ALPHA	1	GREEN	NO TAPE	NO TAPE
1	2	BLUE	NO TAPE	NO TAPE
1	3	BROWN	NO TAPE	NO TAPE
1	4	WHITE	NO TAPE	NO TAPE
1	5	RED	NO TAPE	NO TAPE
1	6	SLATE	NO TAPE	NO TAPE
1	7	PURPLE	NO TAPE	NO TAPE
1	8	ORANGE	NO TAPE	NO TAPE
2 BETA	1	GREEN	GREEN	NO TAPE
2	2	BLUE	BLUE	NO TAPE
2	3	BROWN	BROWN	NO TAPE
2	4	WHITE	WHITE	NO TAPE
2	5	RED	RED	NO TAPE
2	6	SLATE	SLATE	NO TAPE
2	7	PURPLE	PURPLE	NO TAPE
2	8	ORANGE	ORANGE	NO TAPE
3 GAMMA	1	GREEN	GREEN	GREEN
3	2	BLUE	BLUE	BLUE
3	3	BROWN	BROWN	BROWN
3	4	WHITE	WHITE	WHITE
3	5	RED	RED	RED
3	6	SLATE	SLATE	SLATE
3	7	PURPLE	PURPLE	PURPLE
3	8	ORANGE	ORANGE	ORANGE

ANTENNA AND CABLE COLOR CODING
(3 SECTORED / MULTIPLE RF CHANNELS)
ASSUMING 8 LINES AND ANTENNAS



- COLOR BAND TO BE 2" WIDE ON MAIN LINE.
- SPACING TO BE 1" BETWEEN BANDS AND 2" BETWEEN LINE AND TECHNOLOGY BANDS. NO SPACE BETWEEN TECHNOLOGY COLOR BANDS.
- COLOR BAND ON JUMPERS 1" WIDE W/ 1" SPACE.
- START COLOR BANDS 2" BEYOND WEATHERPROOFING.
- START SECTOR COLOR NEXT TO END CONNECTOR.



COAXIAL CABLE COLOR CODE SCALE N.T.S. **5**

TECHNOLOGY COLOR CODE	FIRST RING	SECOND RING
800 #1	YELLOW	GREEN
1900 #1	YELLOW	RED
1900 #2	YELLOW	BROWN
RESERVED	YELLOW	BLUE
RESERVED	YELLOW	SLATE
RESERVED	YELLOW	ORANGE
RESERVED	YELLOW	WHITE

FREQUENCY COLOR CODE SCALE N.T.S. **6**

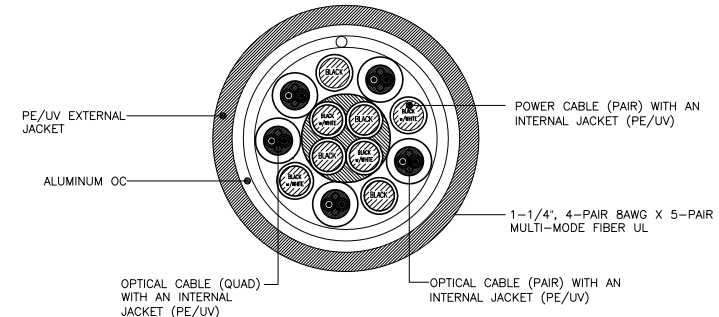
ANTENNA AND CABLE COLOR CODE SCALE N.T.S. **3**

Market	SECTOR 1	SECTOR 2	SECTOR 3
Orange County			
Cascade ID OG54XC559			
Split sector present	No	No	No
1900MHz_Azimuth	300	100	190
1900MHz_No_of_Antennas	1	1	1
1900MHz_RADCenter(ft)	100.2	100.2	100.2
1900MHz_Antenna Make	Powerwave	RFS	RFS
1900MHz_Antenna Model	P40-16-XLPP-RR-A	APXVSP18-C-A20	APXVSP18-C-A20
1900MHz_Horizontal_Beamwidth	40	65	65
1900MHz_Vertical_Beamwidth	6.5	5.5	5.5
1900MHz_AntennaHeight (ft)	4.5	6	6
1900MHz_AntennaGain(dBd)	15.9	15.9	15.9
1900MHz_E_Tilt	-6	-2	0
1900MHz_M_Tilt	0	0	0
1900MHz_Carrier_Forecast_Year_2013	4	4	4
1900MHz_RRH_Manufacturer	ALLU	ALLU	ALLU
1900MHz_RRH Model	RRH 1900 4X45 65MHz	RRH 1900 4X45 65MHz	RRH 1900 4X45 65MHz
1900MHz_RRH Count	1	1	1
1900MHz_RRH Location	Top of the Tower/Pole	Top of the Tower/Pole	Top of the Tower/Pole
1900MHz_Combiner Model	No Combiner needed	No Combiner needed	No Combiner needed
1900MHz_Top_Jumper #1_Length (RRH or Combiner-to-Antenna, ft)	10	10	10
1900MHz_Top_Jumper #1_Cable_Model (RRH or Combiner-to-Antenna)	LCF12-50J	LCF12-50J	LCF12-50J

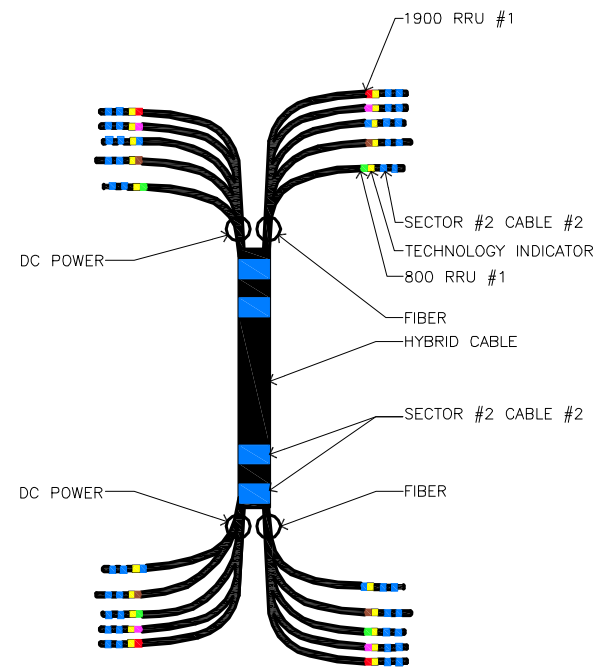
RFDS FORM SCALE N.T.S. **4**

HYBRID CABLE COLOR CODE SCALE N.T.S. **1**

STRUCTURE	UNIT	VALUE
OUTER CONDUCTOR ARMOR: CORRUGATED ALUMINUM	[MM (IN)]	36.0 (1.42)
JACKET: FLAME RETARDANT, POLYETHYLENE, PE	[MM (IN)]	39.0 (1.54)
UV-PROTECTION: INDIVIDUAL AND EXTERNAL JACKET		YES
MECHANICAL PROPERTIES		
WEIGHT, APPROXIMATE	[KG/M (LB/FT)]	1.9 (1.30)
MINIMUM BENDING RADIUS, SINGLE BENDING	[MM (IN)]	200 (8)
MINIMUM BENDING RADIUS, REPEATED BENDING	[MM (IN)]	500 (20)
RECOMMENDED/MAXIMUM CLAMP	[M (FT)]	1.0/1.2 (3.25/4.0)
ELECTRICAL PROPERTIES		
DC-RESISTANCE OUTER CONDUCTOR ARMOR	[W/KM (W/1000FT)]	0.9 (0.27)
DC-RESISTANCE POWER CABLE, 8.4MM2 (8AWG)	[W/KM (W/1000FT)]	2.1 (0.307)
FIBER OPTIC PROPERTIES		
VERSION	MULTI-MODE	
QUANTITY, FIBER COUNT	6 (4 PAIRS), (1 QUAD)	
CORE/CLAD	[MM]	50/125
PRIMARY COATING (ACRYLATE)	[MM]	245
BUFFER DIAMETER, NOMINAL	[MM]	900
SECONDARY PROTECTION, JACKET, NOMINAL	[MM (IN)]	2.0 (0.08)
STANDARDS (MEETS OR EXCEEDS)	UL94-V0 UL1666 ROHS COMPLIANT	
DC POWER CABLE PROPERTIES		
SIZE	[MM2(AWG)]	8.4 (8)
QUANTITY, WIRE COUNTS (4 PAIRS)	TYPE	UV PROTECTED
STRANDS		19
PRIMARY JACKET DIAMETER, NOMINAL	[MM (IN)]	6.8 (0.27)
STANDARDS (MEETS OR EXCEEDS)	UL	
ENVIRONMENT		
INSTALLATION TEMPERATURE	[°C (°F)]	-40 TO +65 (-40 TO149)
OPERATION TEMPERATURE	[°C (°F)]	-40 TO +65 (-40 TO149)



HYBRIFLEX™ 1 - 1/4", MULTI-MODE FIBER SCALE N.T.S. **2**



REV	DATE/BY	DESCRIPTION
0	06.23.2012 JW	PRELIMINARY CONSTRUCTION

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

SCALE N.T.S. **1**

SEAL

SITE INFORMATION

SITE NAME:
**BAYVIEW
OG54XC559**

SITE ADDRESS:
500 BAYVIEW CIRCLE
NEWPORT BEACH CA, 92660

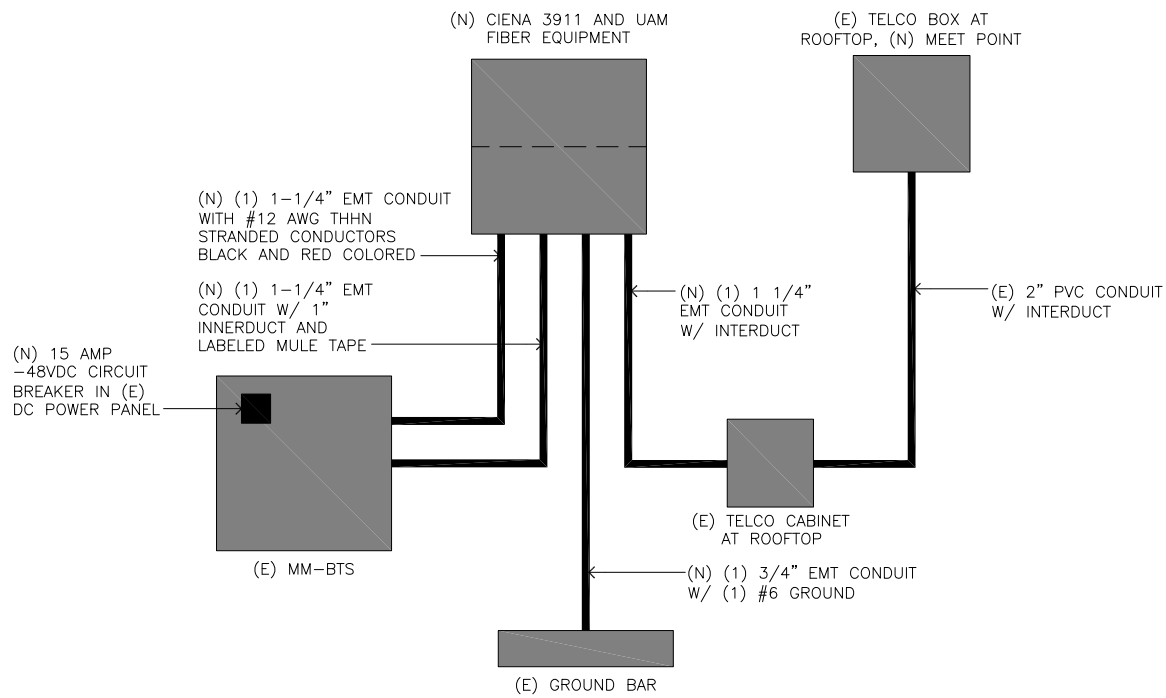
SHEET TITLE

**ANTENNA AND
EQUIPMENT WIRING
DIAGRAM**

DRAWING INFORMATION		
DRAWN BY	CHECKED BY	ISSUE DATE
JMB	APP	01.14.2012

SHEET NUMBER

RF



FIBER SCHEMATIC

SCOPE OF WORK:

AT&T WILL PROVIDE FIBER OPTIC CONNECTIVITY TO AFOREMENTIONED SPRINT WIRELESS CELL SITE.

FIBER PATH:

THE HOP / MEET POINT IS AT THE (E) TELCO BOX LOCATED AT ROOFTOP ON THE PENTHOUSE WALL. SPRINT GC IS TO USE (1) (E) 2" DIA. CONDUIT FROM FIRST FLOOR TO (E) TELCO BOX LOCATION OF ROOF TO (N) FTP EQUIPMENT ON WITHIN (E) TELCO BOX. (E) 2" CONDUIT FROM (N) FTP EQUIPMENT TO (E) TELCO CABINET ON WALL NEAR SITE. (1) 1 1/4" EMT FIBER CONDUIT FROM (E) TELCO EQUIPMENT TO (N) UAM FIBER EQUIPMENT. (1) 1 1/4" EMT FIBER CONDUIT FROM (N) UAM FIBER EQUIPMENT TO (E) MMBTS CABINET.

POWER:

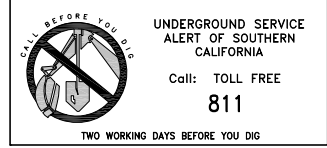
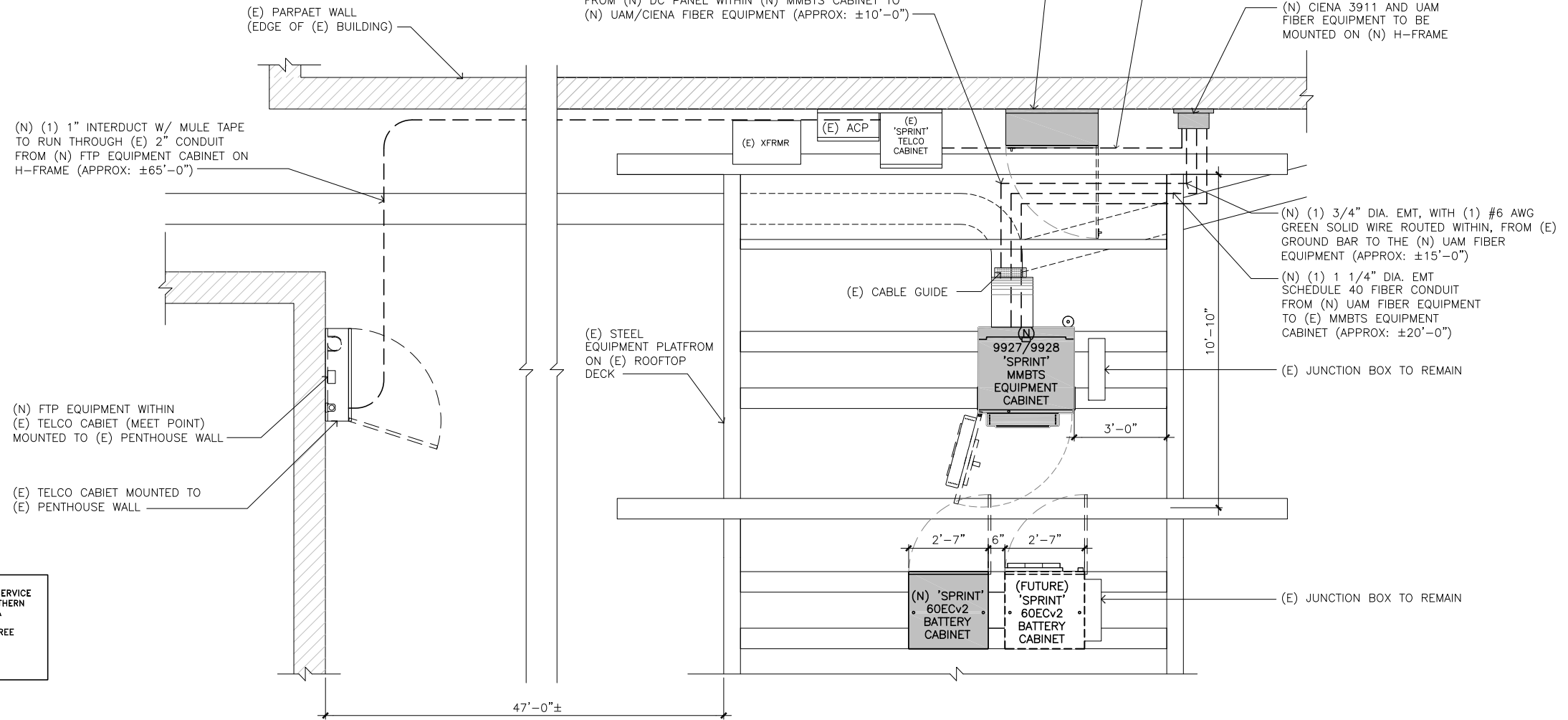
SPRINT GC TO INSTALL (1) (N) 1-1/4" DIA. EMT SCHEDULE 40 POWER CONDUIT WITH #12 AWG THHN STRANDED CONDUCTORS BLACK AND RED COLORED FROM (N) DC PANEL WITHIN (N) MMBTS CABINET TO (N) UAM/CIENA FIBER EQUIPMENT.

GROUNDING:

SPRINT GC TO PROVIDE AND INSTALL (1) 3/4" DIA EMT CONDUIT, WITH (1) (N) #6 AWG GREEN SOLID WIRE ROUTED WITHIN, FROM (E) GROUND BAR TO THE (N) UAM FIBER EQUIPMENT

EQUIPMENT:

SPRINT GC WILL INSTALL (N) CIENA 3911 & UAM FIBER EQUIPMENT, ON (N) H-FRAME



ENLARGED SITE PLAN

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

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SEAL

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**BAYVIEW
OG54XC559**

SITE ADDRESS:
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NEWPORT BEACH CA, 92660

SHEET TITLE

**FIBER ROUTING
PLAN**

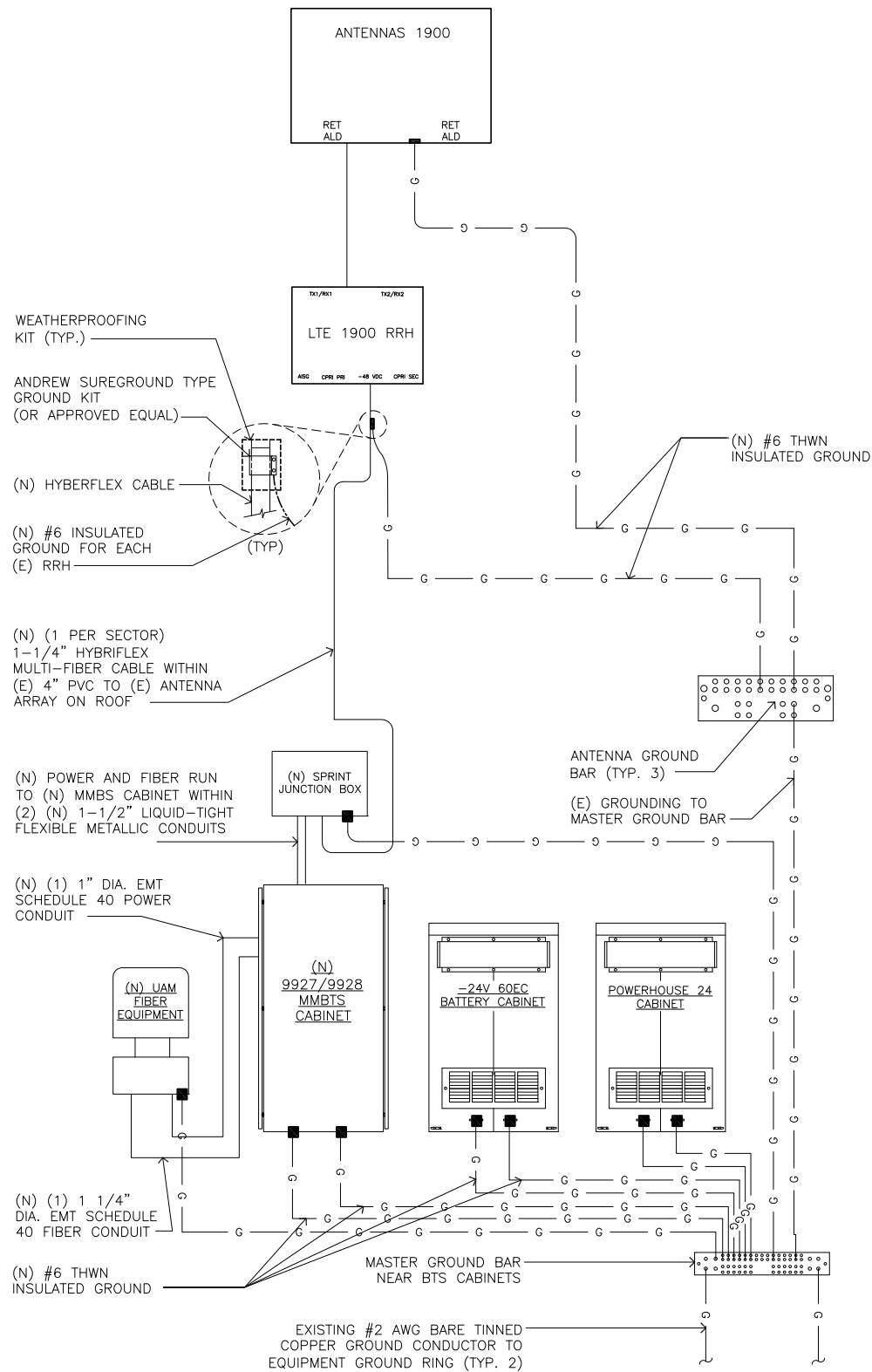
DRAWING INFORMATION

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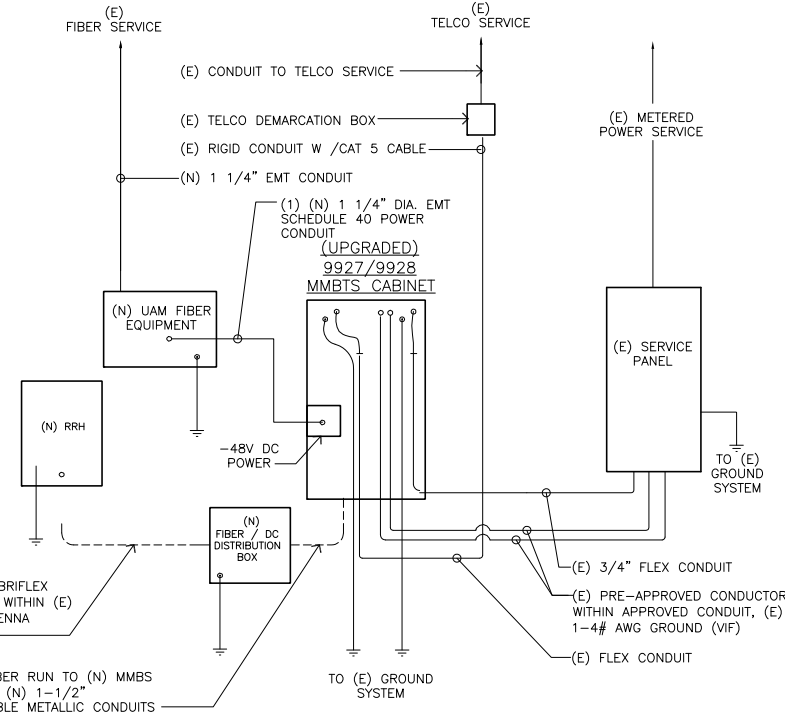
FIBER

- NOTES
- 1) INSTALL GROUND BUSHINGS ON ALL METALLIC CONDUITS AND BOND TO THE EQUIPMENT GROUND BUSS IN THE PANEL BOARD.
 - 2) GROUND ANTENNA BASES, FRAMES, CABLE RACKS AND OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO INSULATED SURFACE MOUNTED GROUND BARS. CONNECTION DETAILS SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR GROUNDING.



NOTES:

- EXISTING SINGLE PHASE, 120/240 VAC, 60HZ SERVICE WILL PROVIDE SUFFICIENT POWER REQUIREMENTS FOR NEW (N) SPRINT EQUIPMENT, CABLING & ANTENNA UPGRADES.
- GC SHALL COORDINATE WITH ELECTRICIAN PRIOR TO START OF CONSTRUCTION; AS NO ADDITIONAL POWER AND TELEPHONE CONDUIT SHALL BE INSTALLED EXCEPT FOR CABLING WITHIN CONDUIT FROM EACH OF (2) NEW BBU'S TO THE EXISTING POWER CABINET AND FROM THE EXISTING LUCENT MOD CELL 4.0 EQUIPMENT CABINET TO EACH OF THE RRH UNITS VIA NEW SINGLE HYBERFLEX FIBER OPTIC CABLING ROUTED FROM THE EXISTING SPRINT EQUIPMENT TO ALL ANTENNA SECTORS
- FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO DRAWINGS PROVIDED BY PANEL MANUFACTURE.
- ALL SERVICE EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH THE N.E.C. UTILITY COMPANY, AND LOCAL CODE REQUIREMENTS.
- EXISTING CONDUIT WITH ALL CONDUIT FITTINGS (NUTS, REDUCING BUSHING, ELBOWS, COUPLINGS, ECT.) NECESSARY FOR NEC COMPLAINT CONNECTIONS.
- SUBCONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE EQUIPMENT WITH FAULT CURRENT RATING GREATER THAN THE AVAILABLE FAULT CURRENT FROM THE POWER UTILITY.
- POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#10 AWG OR LARGER), 600V OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 75°C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED.
- CUT, COIL AND TAPE A 10 FOOT PIGTAIL FROM END OF FLEX CONDUIT FOR TERMINATION BY MANUFACTURE.

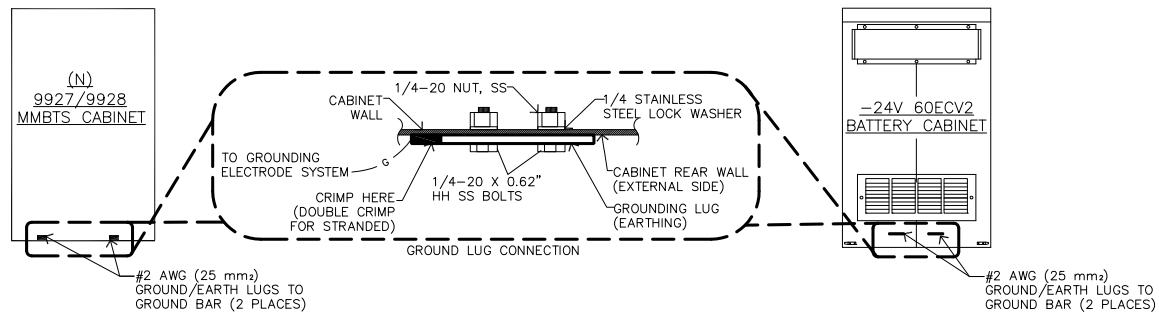


ELECTRICAL LINE DIAGRAM

SCALE 1
N.T.S.

PERFORM THE FOLLOWING STEPS TO INSTALL CABINET GROUNDING CABLES

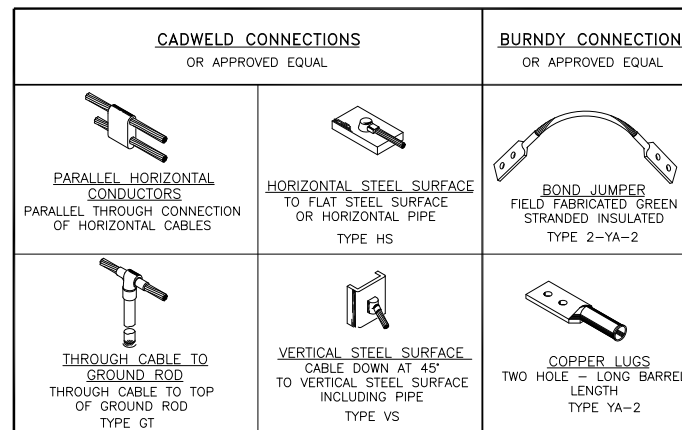
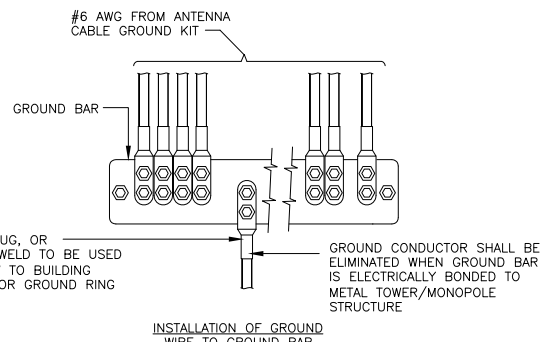
- 1) LOCATE THE TWO 35MM 2 (2AWG) GROUNDING CABLES CONNECTED TO THE GROUNDING ELECTRODE SYSTEM
- 2) REMOVE THE DOUBLE-HOLE GROUNDING LUG FROM THE BOTTOM REAR OF THE CABINET , OR FROM THE LOOSE PARTS BAG SHIPPED WITH THE CABINET. REFER TO THE FIGURE BELOW.
- 3) CUT EACH CABLE TO THE PROPER LENGTH. IMPORTANT! WHEN PERFORMING THE NEXT STEP, DOUBLE CRIMP THE LUG IF THE WIRE IS STRANDED
- 4) CRIMP A DOUBLE-HOLE TERMINAL LUG ONTO THE END OF EACH CABLE
- 5) VERIFY THAT THE CABINET GROUNDING LUG LOCATION IS FREE OF PAINT AND POLISH, IF REQUIRED
- 6) CONNECT BOTH GROUNDING CABLES TO THE CABINET GROUNDING LOCATIONS. REFER TO THE PREVIOUS FOLLOWING FIGURE, OR THOSE FOLLOWING, AS APPLICABLE. ANTIOXIDANT COMPOUND IS REQUIRED.
- 7) TORQUE ALL CONNECTIONS IN ACCORDANCE WITH THE ELECTRICAL TORQUE REQUIREMENTS



CABINET GROUNDING

SCALE 2
N.T.S.

ALL LUGS TO BE VISIBLE FROM INSPECTION WINDOW



GROUNDING DETAILS

SCALE 3
N.T.S.

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SHEET TITLE

**GROUNDING, LINE
DIAGRAM AND
DETAILS**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
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SHEET NUMBER

E-2

SINGLE LINE GROUNDING PLAN

SCALE 4
N.T.S.