



**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 January 17, 2014

**ZONING ADMINISTRATOR ACTIONS
JANUARY 16, 2014**

- Item 1:** 401 and 403 Heliotrope Avenue Tentative Parcel Map No. NP2013-030 (PA2013-236)
401 and 403 Heliotrope
Action: Continued To Date Uncertain Council District 6
- Item 2:** 114 24th Street Tentative Parcel Map No. NP2013-029 (PA2013-229)
114 24th Street
Action: Approved by Resolution No. ZA2013-001 Council District 1
- Item 3:** Hardy Residence Modification Permit No. MD2013-016 (PA2013-187)
1736 Bayport Way
Action: Approved by Resolution No. ZA2013-002 Council District 3
- Item 4:** Charles King Company Field Office and Contractor Yard Limited Term Permit No. XP2013-005 (PA2013-200)
3300 Newport Boulevard (former City Hall site)
Action: Approved by Resolution No. ZA2013-003 Council District 1

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

- Item 1:** Plaza CdM Staff Approval No. SA2013-015 (PA2013-245)
3900 E. Coast Highway
Action: Approved Council District 6

Item 2: Best Western Telecom Permit No. TP2013-006 (PA2013-138)
6208 W. Coast Highway

Action: Approved

Council District 2

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

Lt. Dennis Birch, NBPD (*Telecom Permit*)
Det. Randy Parker, NBPD (*ABC License*)
Sgt. Chuck Freeman, NBPD (*Massage Therapy - ABC License*)

RESOLUTION NO. ZA2014-001

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING TENTATIVE PARCEL MAP NO. NP2013-029 FOR TWO-UNIT CONDOMINIUM PURPOSES LOCATED AT 114 24TH STREET (PA2013-229)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Leonard Stiles, with respect to property located at 114 24th Street, and legally described as Lot 13, Block 23, in the City of Newport Beach 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. A single-family residence was demolished and will be replaced with a two-unit dwelling that will provide the code required two-car parking per unit. The Tentative Parcel Map would allow each unit 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 located within the coastal zone. The Coastal Land Use Plan category is Two-Unit Residential (RT-E).
5. A public hearing was held on January 16, 2014, 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 pursuant to the State CEQA (California Environmental Quality Act) Guidelines under Class 15 (Minor Land Divisions).
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 Tentative 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 Tentative 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 Tentative Parcel Map is for two-unit residential condominium purposes. A single-family residence was demolished and will be replaced with a new two-unit dwelling. 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".
- A-2. The Tentative Parcel Map does not apply to any specific plan area.
- A-3. The project has been conditioned to require public improvements, including the reconstruction of existing broken or otherwise damaged sidewalks, curbs, and gutters along the 24th Street frontage consistent with the Subdivision Code (Title 19).

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 is relatively flat.
- B-2. The subject property is accessible from 24th Street and the alley at the rear, and is adequately served by existing utilities.

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. The site was previously developed with a single-family residence and will be replaced with a new two-unit dwelling.
- C-2. The property is located in an urbanized area that does not contain any sensitive vegetation or habitat.
- C-3. The project is categorically exempt under Section 15315 (Article 19 of Chapter 3), of the California Environmental Quality Act (CEQA) Guidelines – Class 15 (Minor Land Alterations).

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 Tentative Parcel Map is for residential condominium purposes. All improvements associated with 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, developed for residential use, lies in a Zoning District that permits 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 Tentative Parcel Map and any future 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 proposed two-unit dwelling is consistent with the R-2 Zoning District which allows two residential units on the property. In addition, the two-unit dwelling replaces a single-unit residence resulting in an increase of one unit which assists 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. The new two-unit dwelling will be designed so that wastewater discharge into the existing sewer system complies 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 Tentative Parcel Map is for a two-unit dwelling. The proposed subdivision and improvements are consistent with the Coastal Land Use Plan designation RT-E (Two-Unit Residential).

- K-2. The subject property conforms to public access policies of Chapter Three of the Coastal Act because the development does not impede public access from the nearest public roadway to the shoreline and along the coast.
- K-3. Recreation policies contained within Chapter Three of the Coastal Act are not applicable to the subject property.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Tentative Parcel Map No. NP2013-029, 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 10 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 JANUARY, 2014.

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. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
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. The applicant shall reconstruct the existing broken and/or otherwise damaged concrete sidewalk panels, curb and gutter along the 24th Street frontage.
7. The 5-foot rear alley setback shall remain clear of any above ground improvements.
8. 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.
9. 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. The water meter and sewer cleanout shall be located within the public-right-of-way.
10. An encroachment permit is required for all work activities within the public right-of-way.

11. All improvements shall comply with the City's sight distance requirement pursuant to City Standard 110-L and Municipal Code Section 20.30.130.
12. 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.
13. All on-site drainage shall comply with the latest City Water Quality requirements.
14. All unused water services to be abandoned shall be capped at the main (corporation stop) and all unused sewer laterals to be abandoned shall be capped at the property line.
15. 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.
16. 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 114 24th Street Tentative Parcel Map including, but not limited to, the NP2013-029 (PA2013-229). 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.
17. 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. ZA2014-002

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MODIFICATION PERMIT NO. MD2013-016 TO ALLOW A 464-SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE WITH NONCONFORMING PARKING AND A 1-FOOT ENCROACHMENT INTO A SIDE SETBACK LOCATED AT 1736 BAYPORT WAY (PA2013-187)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Michael G. and Michele Hardy, property owners, with respect to property located at 1736 Bayport Way, and legally described as Lot 12 of Tract 2467, in the City of Newport Beach requesting approval of a modification permit.
2. The applicant requests a modification permit to allow a 464-square-foot addition to an existing 2,790 square-foot single-family residence that is nonconforming due to the interior dimension of the garage. The existing two-car garage provides an interior width of 17 feet 2 inches and depth of 22 feet 1 inch, where a minimum 20-foot by 20-foot interior dimension is required. The applicant is further requesting that a portion of the proposed addition encroach 1-foot into the required 10-foot side setback.
3. The subject property is located within the Single-Unit Residential (R-1-10000) Zoning District and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on January 16, 2014, 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 pursuant to the requirements of the California Environmental Quality Act Guidelines under Class 1 (Existing Facilities).
2. The Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project

involves an addition of 464 square feet, or approximately 16 percent of the floor area of an existing single-family residence.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.050.E (Modification Permits – Required Findings) 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 existing residence and two-car garage were originally constructed under the jurisdiction of the County of Orange in 1959 and subsequently annexed to the City in 1968. At the time of original construction the existing two-car garage was compliant in size.
- A-2. The neighborhood is developed with single-family residences. A number of these properties (including three others on Bayport Way) were developed with setback encroachments and parking dimensions similar to the subject property. The proposed addition will not change the single-family use of the property, and the setback encroachment is compatible with the development pattern in the vicinity.
- A-3. The subject property and those within the neighborhood are limited to a maximum site coverage of 60 percent. The approximate 16 percent addition will result in a site coverage of approximately 41 percent, which is less than the maximum allowed and is generally within the range of properties in the neighborhood.

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 existing west side of the residence currently encroaches between 1-foot 5 inches to 5 feet 1 inch into the 10-foot side setback due to the orientation of the structure and the irregular shape of the lot. Maintaining the existing building line with the proposed family room addition is not possible without encroaching into the setback.
- B-2. The proposed family room addition is intended as an extension to the existing residence while limiting any disruption to the form and design of the structure. The 10 percent encroachment is the maximum extent permitted through a modification permit.

- B-3. The granting of the Modification Permit is necessary to allow a reasonable addition to an existing residence that was constructed in compliance with garage standards in effect at the time, and that is adequate in width for the parking of two vehicles.

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. Given the scope of work, increasing the width of the garage to 20 feet would result in a physical hardship requiring significant structural alterations to the living and dining room as well as the second floor living area above the garage.
- C-2. The proposed family room addition is designed to be architecturally compatible in form and shape with the existing residence to the maximum extent feasible. Modifying the addition to conform with the side setback would result in an architecturally inconsistent design.

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. Expanding the existing two-car garage to accommodate a 20-foot interior garage width would significantly alter the interior layout of the residence.
- D-2. The proposed setback encroachment will not extend further than the existing residence, which has not shown to be a detriment.

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. The proposed addition will occur on the first floor toward the rear of the house, and the setback encroachment into the side setback will maintain a minimum distance of nine

feet from the nearest neighbor which will provide adequate protection for light, air, and privacy. The addition will not be visible from the street, will not preclude access to the dwelling, and will be consistent in scale with other residences in the neighborhood.

- E-2. The existing nonconforming garage has not proven to be detrimental to the surrounding neighborhood and is adequate in width to park two vehicles.
- E-3. The proposed addition will result in a site coverage that is less than the maximum allowed by the Zoning Code.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Modification Permit No. MD2013-016, 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 14 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 JANUARY, 2014.

By:



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. This Modification may be modified or revoked by the Zoning Administrator if 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.
4. 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.
5. 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.
6. 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.
7. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
8. 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.
9. 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 Hardy Residence Modification Permit including, but not limited to MD2013-016 (PA2013-187). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

RESOLUTION NO. ZA2014-003

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LIMITED TERM PERMIT NO. XP2013-005 FOR A TEMPORARY FIELD OFFICE AND CONTRACTOR YARD LOCATED AT 3300 NEWPORT BOULEVARD (PA2013-200)

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 Charles King Company, with respect to the former City Hall property located at 3300 Newport Boulevard requesting approval of a Limited Term Permit for a temporary field office and contractor yard.
2. The subject property is located within the PF (Public Facilities) Zoning District and the General Plan Land Use Element category is Public Facilities (PF). The subject property is located within the coastal zone. The Coastal Land Use Plan category is Public Facilities (PF).
3. The applicant operates a temporary field office and contractor yard pursuant to a Limited Term Permit approved by the Community Development Director expiring on January 19, 2014. The applicant requests an extension to operate the facility for up to 1 year. The temporary facility is in support of the Orange County Sanitation District Balboa Trunk Sewer rehabilitation project.
4. The existing field office and contractor yard was installed in early November and has been operating in full compliance with conditions. No detrimental effects or complaints have been received.
5. A public hearing was held on January 16, 2014, 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 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15304 (Minor Alterations to Land) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.
2. The facility has a limited duration and all improvements are non-permanent. At the conclusion of the project, the site will be returned to its pre-project condition.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.040 of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

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

Facts in Support of Finding:

- A-1. The proposed field office and contractor storage yard is for a limited duration of no longer than 90 days.
- A-2. The location of the yard is shielded from Newport Boulevard and partially shielded from 32nd Street by buildings. The yard is setback 65 feet from 32nd Street and approximately 120 feet from commercial uses to the south. The nearest property with residential use is approximately 175 feet to the southwest across 32nd Street.
- A-3. The contractor yard will be enclosed by a 6-foot-high chain link fence with gates installed with screening materials. All activities will occur within the proposed yard. Gates will open inward and not block the abutting driveway. The applicant will install "No Parking or Stopping" signs along the public driveway and maintain open access.
- A-4. The applicant will be responsible for dust control, noise control, and night lighting control.
- A-5. Necessary night activities to avoid daytime traffic disruptions will be intermittent and limited to 2 to 3 weeks in total duration.

Finding:

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

Facts in Support of Finding:

- B-1. The subject site is a fully-developed 4.25 acre property, of which only 10,000 square feet (approximate) will be utilized for the proposed temporary use. The use is paved, and proposed fencing is designed and located to ensure that open public and emergency access is maintained at all times.

B-2. Existing buildings, setbacks and the 32nd Street right-of-way will provide an adequate buffer to the proposed temporary use.

Finding:

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

Facts in Support of Finding:

C-1. The site will house 6-8 employees and serve as a storage area for equipment and materials. Access for equipment and materials will be intermittent. Access to the yard will be provided by an existing public driveway from Newport Boulevard at Finley Avenue and from 32nd Street. These access points adequately serve the former city hall site and traffic from the proposed temporary use and is expected to be far less than the former city hall.

Finding:

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

Facts in Support of Finding:

D-1. Approximately 25 parking spaces will exist within the proposed fenced yard and should provide adequate parking for the 6-8 employees that will be stationed at the site. It will be the responsibility of the applicant to ensure that adequate space exists for employee parking within the fenced yard as parking outside the yard will be prohibited.

Finding:

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

Facts in Support of Finding:


E-1. The General Plan Land Use Element category for the site is PF (Public Facilities) and is zoned PF (Public Facilities). These designations are intended to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities. The proposed use is temporary and will support a necessary project to rehabilitate an existing trunk sewer line.

E-2. The site is not located within a specific plan area and due to the temporary nature of the use, it will not impede with planning for the future reuse of the site consistent with City Council direction.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Limited Term Permit No. XP2013-005, 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 14 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.



Brenda Wisneski, AICP, Deputy Director

EXHIBIT “A”**CONDITIONS OF APPROVAL**

1. Limited Term Permit No. XP2013-005 shall expire on **October 21, 2014**. The site shall be returned to its existing condition on or before this date.
2. The activity shall be in substantial conformance with the approved site plan except as noted in the following conditions. Anything not specifically approved by this limited term permit is prohibited and must be addressed by a separate and subsequent review.
3. The activity shall be limited to a field office and contractor yard for the Orange County Sanitation District Balboa Trunk Sewer project only and does not permit any other use.
4. The yard shall be enclosed with a 6-foot-high chain link and security fence installed with a green screening fabric that provides screening of the activities within the fenced area to the satisfaction of the Community Development Director or to the Director’s designee.
5. Gates shall not swing out across the abutting public driveway.
6. The applicant shall not allow the abutting driveway to the east to be blocked for any reason at any time. The driveway shall remain unobstructed at all times for public and emergency access. The applicant shall post two or more conspicuous signs indicating “No Stopping or Parking” on the outside of the fence along the abutting driveway to the east.
7. The applicant shall post a conspicuous sign on the outside of the fenced area indicating the following; “For information regarding this temporary facility, contact (insert name of project manager and phone number of project manager), Contractor for OCSD Balboa Trunk Sewer Rehabilitation Project, Charles King Company.”
8. All activities, with the exception of ingress and egress of vehicles and pedestrians, shall be confined within the approved fenced area. Parking of vehicles or the storage of equipment or materials shall be confined to the approved fenced area.
9. Hours of operation shall be 7 a.m. to 6 p.m. Monday through Saturday. Operations between 6 p.m. and 7 a.m. or on Sundays may be conducted on a limited basis with 7 days of advance warning to the City and Fire Station No. 2.
10. The applicant shall control dust and dirt in and around the yard, and on all streets and driveways to and from the yard by any means necessary including watering active construction areas or materials and the use of street sweepers.
11. The use of portable generators is prohibited.
12. Night lighting shall be limited to the minimum necessary for security except when night construction is required and scheduled in accordance with Condition No. 9. Night lighting

during night construction periods shall be confined to the fenced yard area. Lights shall not exceed 20 feet in height and lighting elements shall be shielded such that they are not visible from the public right-of-way and property to the east.

13. The applicant shall allow access to the yard to the City and authorized agents for the purpose of inspection, testing, or other investigatory work associated with redevelopment of the site.
14. 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 Charles King Company Contractor Yard including, but not limited to, the XP2013-005. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
(949) 644-3200 Fax: (949) 644-3229

www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR
ACTION LETTER

Application No. Staff Approval No. SA2013-015 (PA2013-245)
Applicant Magdi Hanna
Site Address 3900 E. Coast Highway
Legal Description Lots 54, 55, 56, 57, 58, and portions of abandoned alley, Block B, Tract No. 673

On **January 17, 2014**, the Community Development Director approved Staff Approval No. SA2013-015 to allow modifications to the Plaza Corona del Mar project and found said modifications in substantial conformance with Site Development Review No. SD2012-001 and Specialty Food Permit No. SF38. This approval is based on the findings and subject to the following conditions.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** Commercial Corridor (CC) and Multiple Residential (RM)
- **General Plan:** Corridor Commercial (CC) and Multiple Residential (RM)

BACKGROUND

On January 7, 2013, the Planning Commission approved Conditional Use Permit No. UP2012-011, Modification Permit No. MD2012-011, Site Development Review No. SD2012-001, Tentative Tract Map No. NT2012-001, and Variance No. VA2012-002 for the construction of a horizontal mixed-use development with six detached dwelling units above a common subterranean parking structure, a 2,160-square-foot office addition above an existing 535-square-foot food use (Gallo's Deli), and a 10-space shared, ground level parking lot located at 3900 and 3928 East Coast Highway (PA2010-061). Under this approval, the existing food use was permitted to remain in substantial conformance with Specialty Food Permit No. SF38. The applicant has since determined it is not feasible to maintain the existing food use structure and it must be reconstructed; therefore, the applicant has proposed reconstruction of the food use structure, reconfiguration of the floor plan of the commercial portion of the proposed development, and related façade changes.

Condition of Approval No. 1 of Site Development Review No. SD2012-001 provides that "the development shall be in substantial conformance with the approved site plan, floor

plans, and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval).”

PROJECT SUMMARY

The proposed renovation will maintain 535 square feet of gross floor area for the food use and will add an additional 48 square feet of storage area beneath the stairway in order to comply with Health Department requirements. The food use will provide 125 square feet of interior net public area and provide eight seats, consistent with the 20 seat limitation established by Specialty Food Permit No. SF38. The commercial development would continue to require nine on-site parking spaces during the operating hours of 7:00 a.m. through 9:00 p.m., consistent with the original approvals.

Stairway and elevator access to the second floor office use will also be relocated to the rear of the building to provide a more accessible path from the surface parking lot. This reconfiguration also enables the food use to maintain a stronger street presence along East Coast Highway.

Finally, the proposed modifications result in exterior façade modifications to accommodate the reconstruction and reconfiguration of the first floor and access points for the commercial portion of the development. The proposed exterior building materials would remain the same as originally approved by the Planning Commission.

FINDINGS

Pursuant to Section 20.54.070 (Changes to an Approved Project), the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use, without a public hearing, and waive the requirement for a new use permit application. In this case, the Community Development Director has determined that the proposed reconstruction of the existing food use remains in substantial conformance with the approved plans of Site Development Review No. SD2012-001 and the intent of Specialty Food Permit No. SF38 for the following reasons:

Finding:

- A. *Are consistent with all applicable provisions of this Zoning Code.*

Facts in Support of Finding:

1. The food service establishment will continue to be consistent with the permitted land uses identified in the CC (Commercial Corridor) Zoning District and in conjunction with the approved Specialty Food Permit No. SF38.
2. The revised project plans maintain the required setbacks and results in 2,756 square feet of gross floor area. Thus, the new gross floor area of the building

results in a floor area ratio (FAR) of 0.75 for the subject property, which is consistent with the maximum 0.75 FAR allowed.

Finding:

- B. Do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project.*

Facts in Support of Finding:

1. The reconstruction of the existing food use will not change the original Class 32 (Infill Development Projects) exemption under the California Environmental Quality Act for the project since the request involves an in-fill development project consistent with General Plan and applicable development standards where the site is no more than five acres, has no value as habitat for endangered, rare, or threatened species, is adequately served by all utilities and public services, and does not result in significant effects relating to traffic, air quality, water quality, or any other significant effect on the environment due to an unusual circumstance.

Finding:

- C. Do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.*

Facts in Support of Finding:

1. The reconstruction of the delicatessen was not specifically prohibited by Condition No. 10, which states, "The existing food use shall continue operating in compliance with the conditions of approval of Specialty Food Permit No. 38. Any intensification of use shall require the application of a new conditional or minor use permit." The site development review provides flexibility for the business to reconstruct the existing structure provided the existing use is not expanded or intensified.
2. The stairway and elevator access have been relocated to provide a more efficient layout and access for customers to the food use and the office tenants above. The reconfigured floor plan will continue to comply with the maximum FAR of 0.75 for the property.
3. The commercial façade will incorporate the same high quality building materials and the architectural elements continue to form a unified design theme with the adjacent residential development located at 3928 East Coast Highway. Vertical and horizontal off-sets are still utilized under the new design to provide a variation of building materials for enhanced visual relief.

4. Site parking will not change as a result of the commercial floor area reconfiguration. A minimum of nine spaces will continue to be provided for the commercial uses during business hours in the surface parking lot as authorized by the Planning Commission on January 7, 2013.

Finding:

- D. Do not result in an expansion or change in operational characteristics of the use.*

Facts in Support of Finding:

1. The reconstruction of the food use requires the reconfiguration of the interior service areas and relocation of the outdoor dining patio but does not result in additional seats or net public area. The additional storage space is required to comply with the requirements of the Health Department but this additional space will be provided beneath a new stairway access to the second floor level.
2. The establishment would continue to provide a maximum of 20 interior and exterior seats for dining patrons and 125 square feet of outdoor dining area, consistent with the conditions of approval for Specialty Food Permit No. SF38.
3. The establishment would continue to operate within business hours between 7:00 a.m. and 9:00 p.m. and alcohol service and live entertainment would not be provided as part of the business operation.

DETERMINATION

This staff approval has been reviewed and the determination has been made that the proposed changes to the existing food use and proposed commercial development are in substantial conformance with the original approval actions.

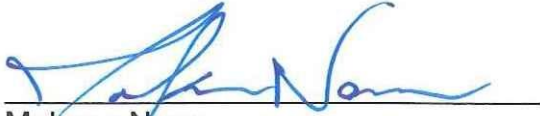
CONDITIONS

The conditions of approval authorized by Resolution No. 1902 shall continue in full force and effect as approved by the Planning Commission.

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

On behalf of Kimberly Brandt, AICP, Community Development Director

By:



Makana Nova
Assistant Planner

JM/mkn

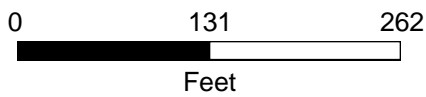
Attachments: CD 1 Vicinity Map
CD 2 Revised Project Plans

Attachment No. CD

Vicinity Map



Newport
Beach
GIS

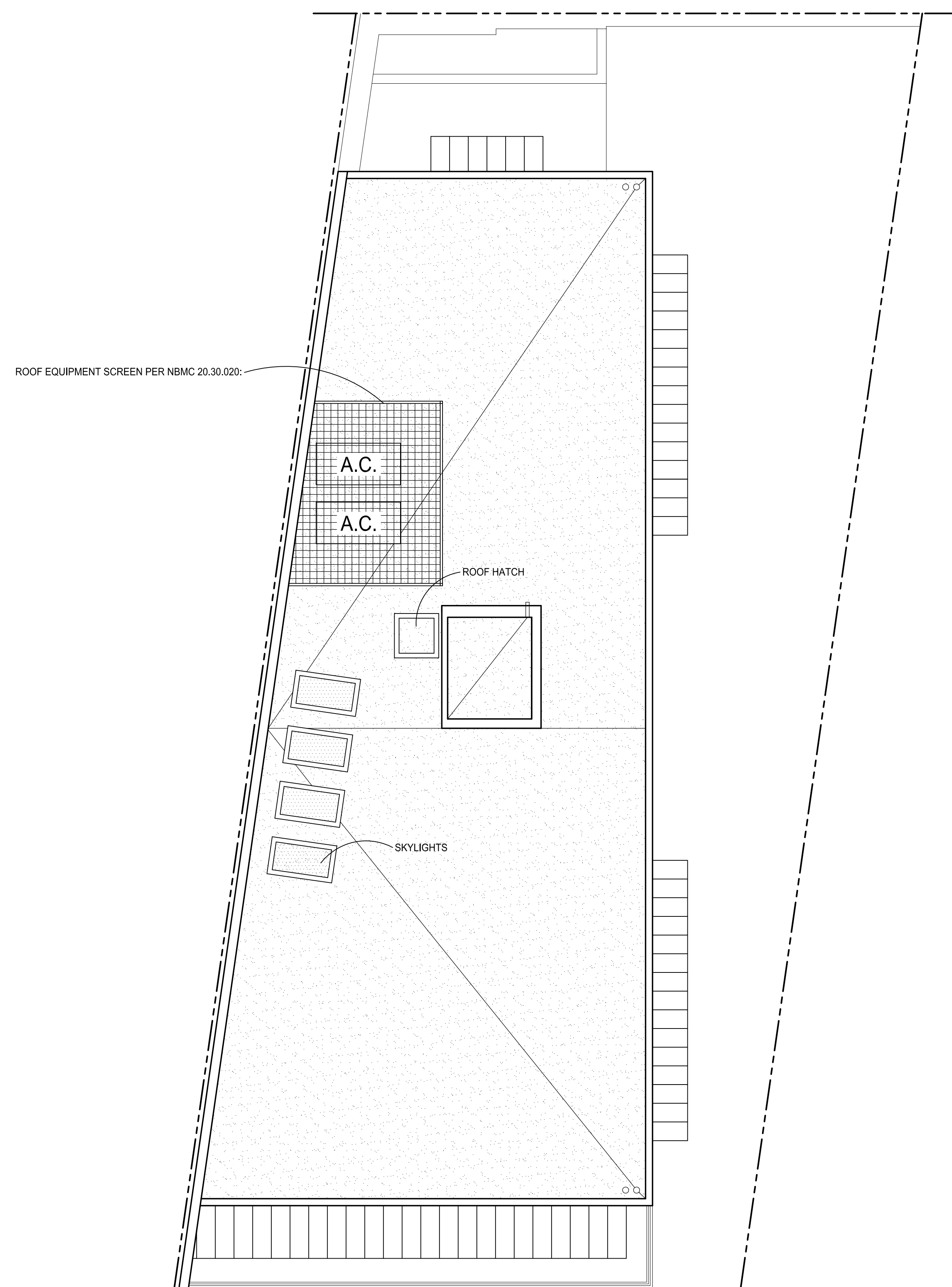


Disclaimer: Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

Imagery: 2009-2012 photos provided by Eagle Imaging www.eagleaerial.com

Attachment No. CD 2

Revised Project Plans



CLIENT:
MR. MAGDI HANNA
3345 NEWPORT BLVD.
NEWPORT BEACH, CA. 92663

PROJECT:
PLAZA CORONA DEL MAR
MIXED USE PROJECT
3900 / 3928 E. COAST HIGHWAY
CORONA DEL MAR, CA. 92625

SHEET TITLE:
ROOF PLAN

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JOB #: 850110109
DRAWN BY: P.A.
CHECKED BY: M.L.
SCALE: 3/16"=1'-0"
DATE: 11-29-13

REVISIONS:

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CLIENT:
MR. MAGDI HANNA
3345 NEWPORT BLVD.
NEWPORT BEACH, CA. 92663

PROJECT:
PLAZA CORONA DEL MAR
MIXED USE PROJECT
3900 / 3928 E. COAST HIGHWAY
CORONA DEL MAR, CA. 92625

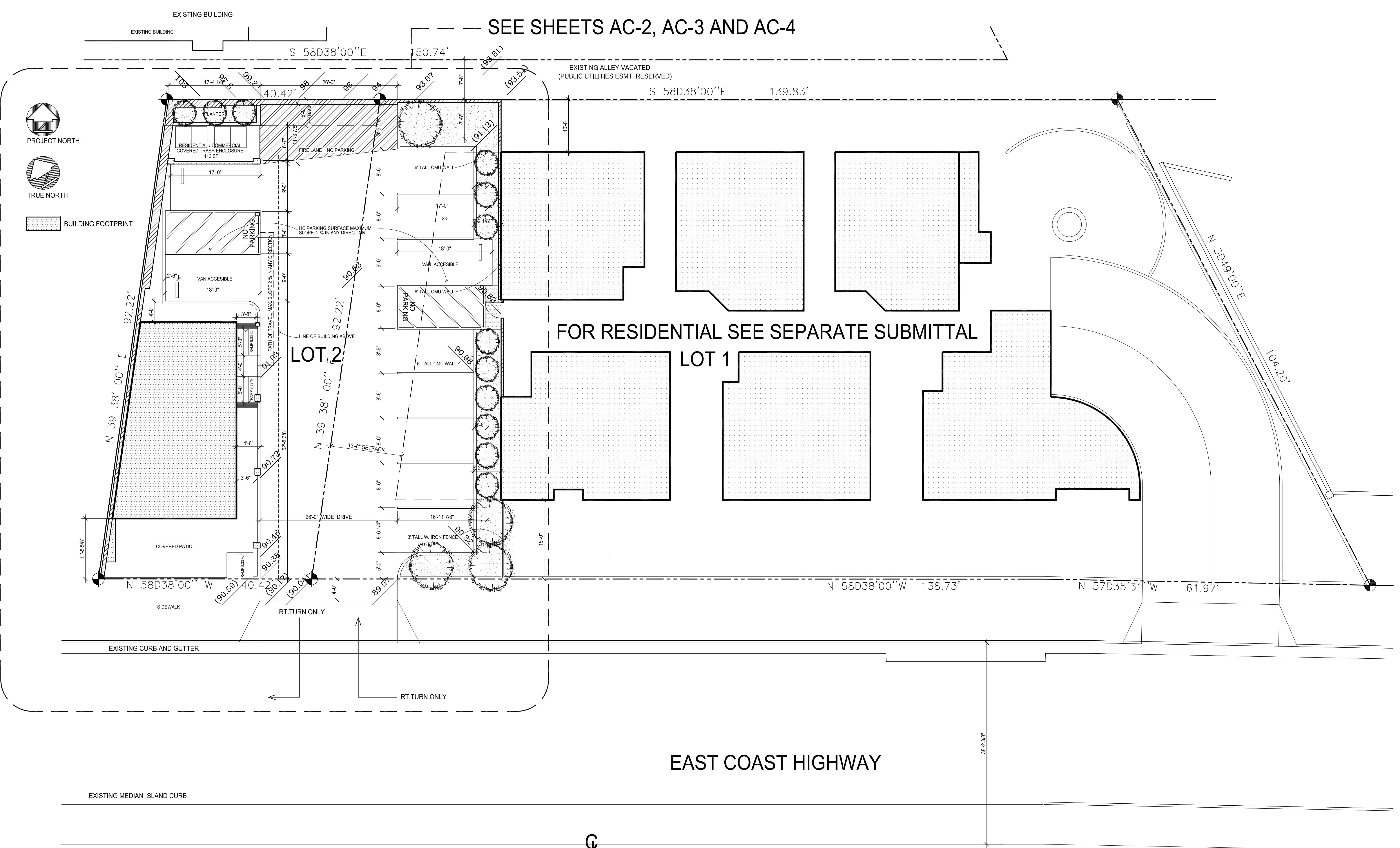
SHEET TITLE:
COMMERCIAL SITE PLAN

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JOB #: 85010109
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CHECKED BY: M.L.
SCALE: 1/8"=1'-0"
DATE: 11-29-13

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SEE SHEETS AC-2, AC-3 AND AC-4

FOR RESIDENTIAL SEE SEPARATE SUBMITTAL

EAST COAST HIGHWAY

COMMERCIAL BUILDING

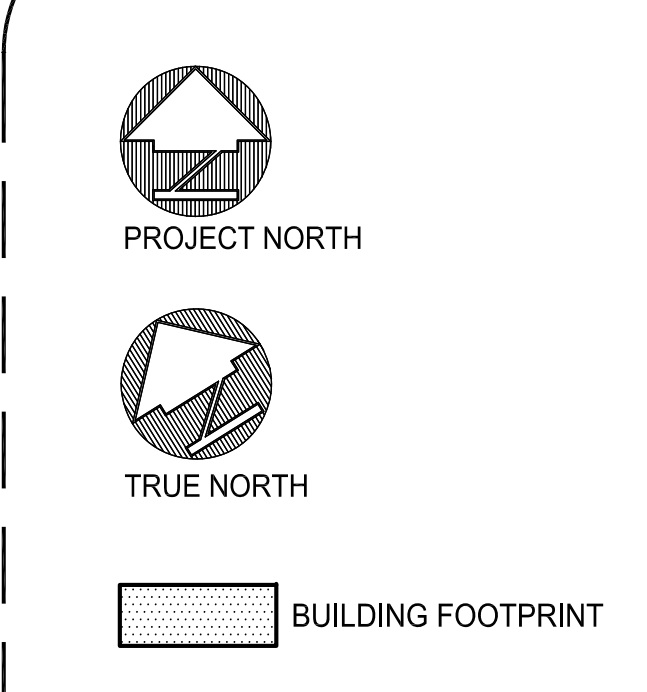
ZONE: CC OCCUPANCY TYPE B CONSTRUCTION TYPE V-B FULLY SPRINKLERED

SETBACKS:
FRONT: 0 FT.
SIDES: 0 FT.
REAR: 5' FT. ADJACENT TO RESIDENTIAL

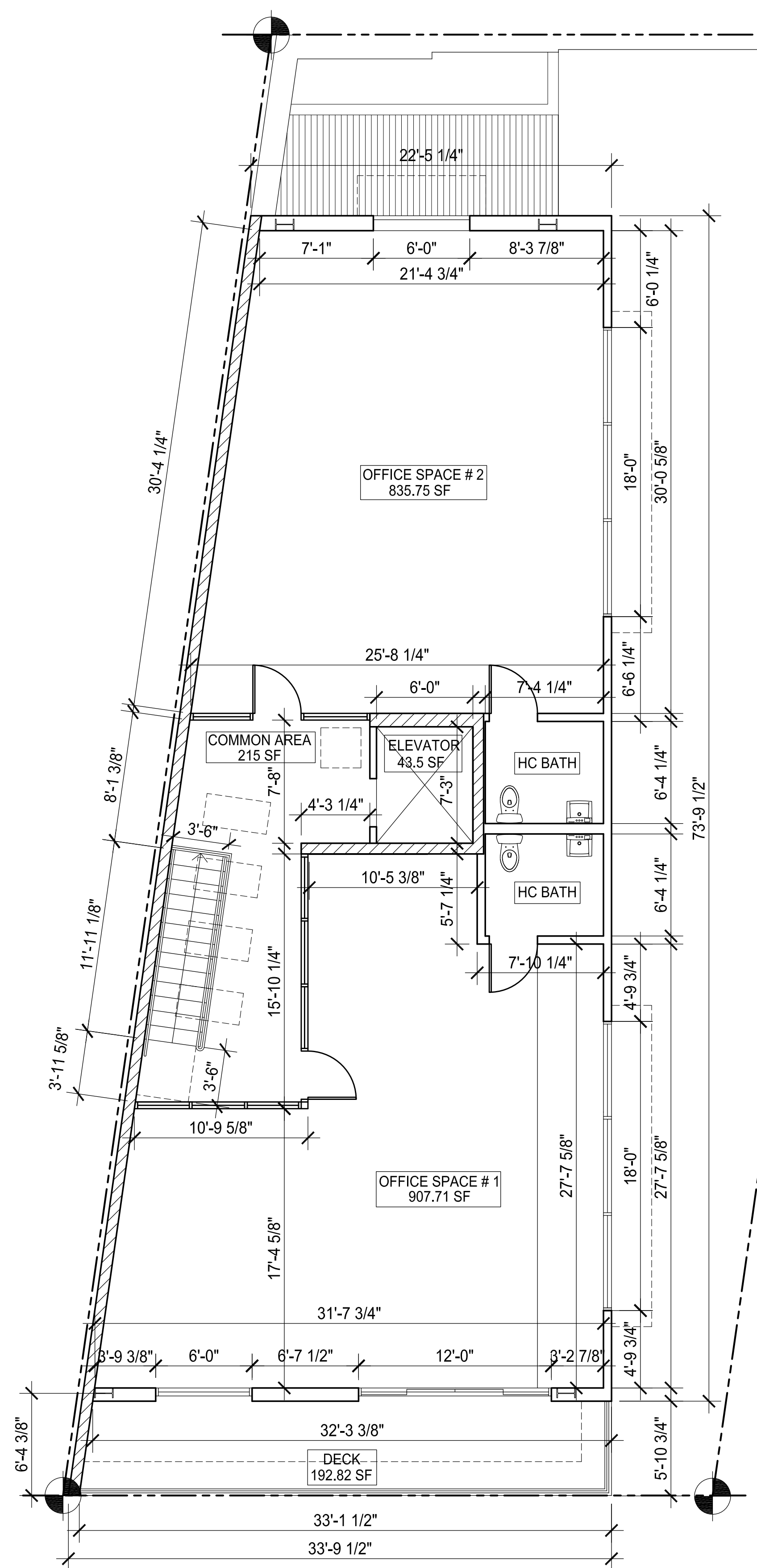
HEIGHT LIMIT:
32' FOR FLAT ROOF

OFFICE: 1/250 2,173.46 SF / 250 = 9 SPACES
GALLO'S DELI: NONE (SPECIALTY FOOD PERMIT # 38, 05-08-1995)
PROVIDED: 9 SPACES, INCLUDING 1 HANDICAP VAN ACCESSIBLE

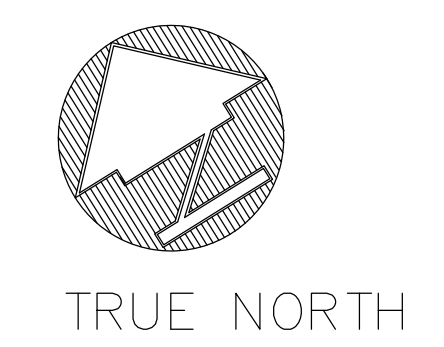
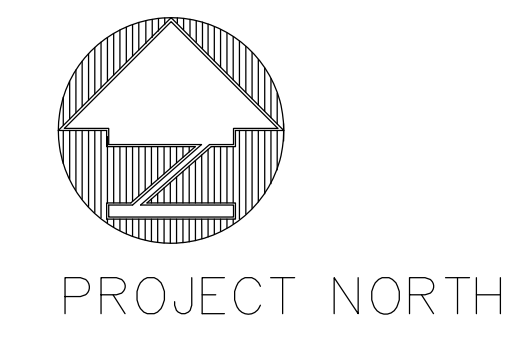
F.A.R.: 0.75'
PROPERTY: 3,676 SF
MAXIMUM BUILDABLE: 3,676 SF x 0.75 = 2,757 SF
PROPOSED BUILDING AREA: 2,756 SF
PROPOSED COVERED TRASH ENCLOSURE AREA: 56 SF



(FF 91.07)



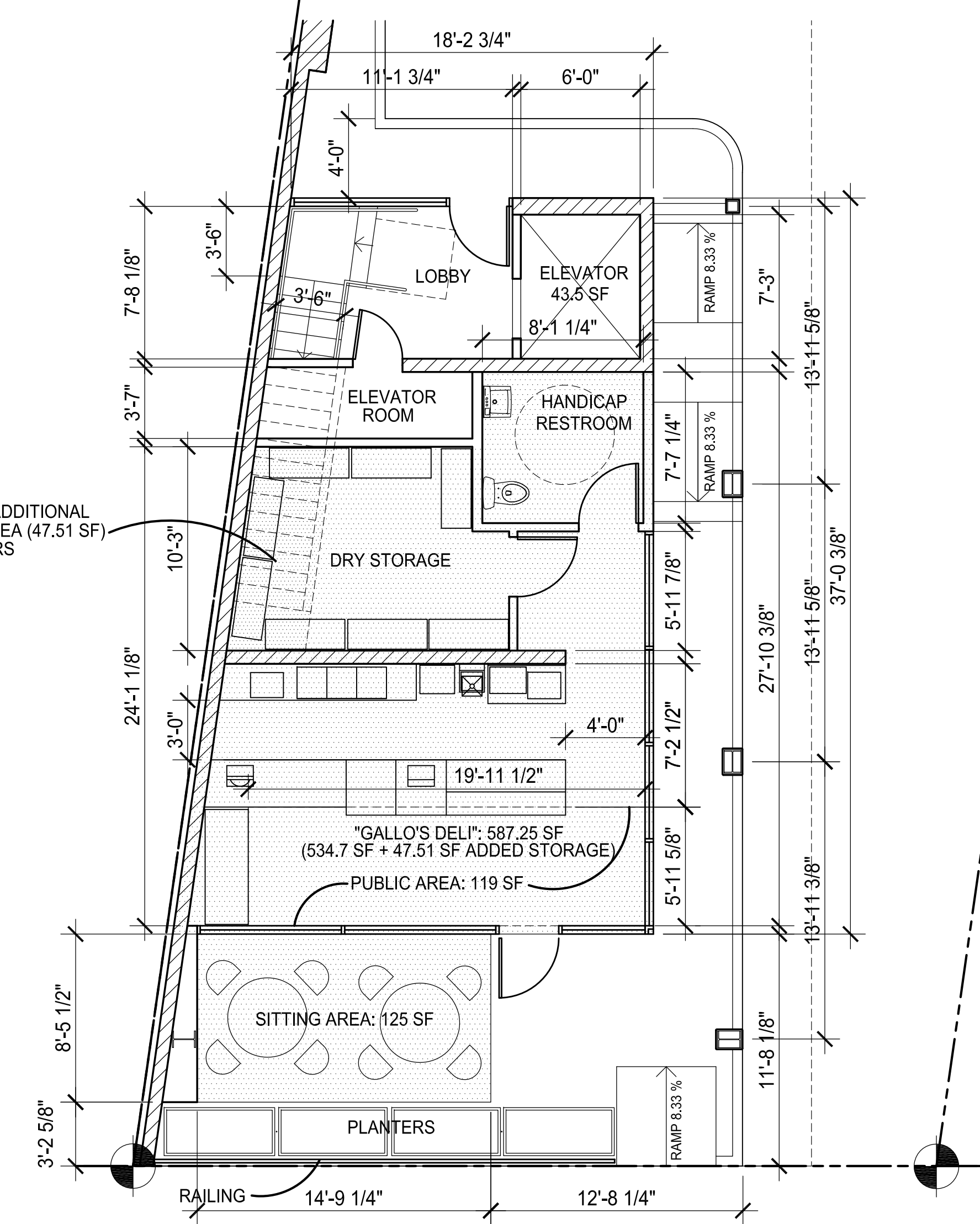
PROPOSED NEW OFFICE PLAN 1,958.46 SF



OFFICE: 1/250 2,112 SF / 250 = 9 SPACES
 GALLO'S DELI: NONE (SPECIALTY FOOD PERMIT # 38, 05-08-1995)
 PROVIDED: 9 SPACES, INCLUDING 1 HANDICAP VAN ACCESSIBLE

PROPERTY: 3,676 SF
 MAXIMUM BUILDABLE: 3,676 SF x 0.75 = 2,757 SF
 PROPOSED BUILDING AREA: 2,756 SF

GALLO'S STORE: 582.21 SF
 ELEVATOR, LOBBY AND ELEVATOR ROOM: 215.27 SF
 TOTAL FIRST FLOOR AREA: 797.48 SF



PROPOSED FIRST FLOOR PLAN: 797.48 SF
 GALLO'S 582.21 SF OFFICE ACCESS: 215.27 SF

CLIENT:
 MR. MAGDI HANNA
 3345 NEWPORT BLVD.
 NEWPORT BEACH, CA. 92663

PROJECT:
 PLAZA CORONA DEL MAR
 MIXED USE PROJECT
 3900 / 3928 E. COAST HIGHWAY
 CORONA DEL MAR, CA. 92625

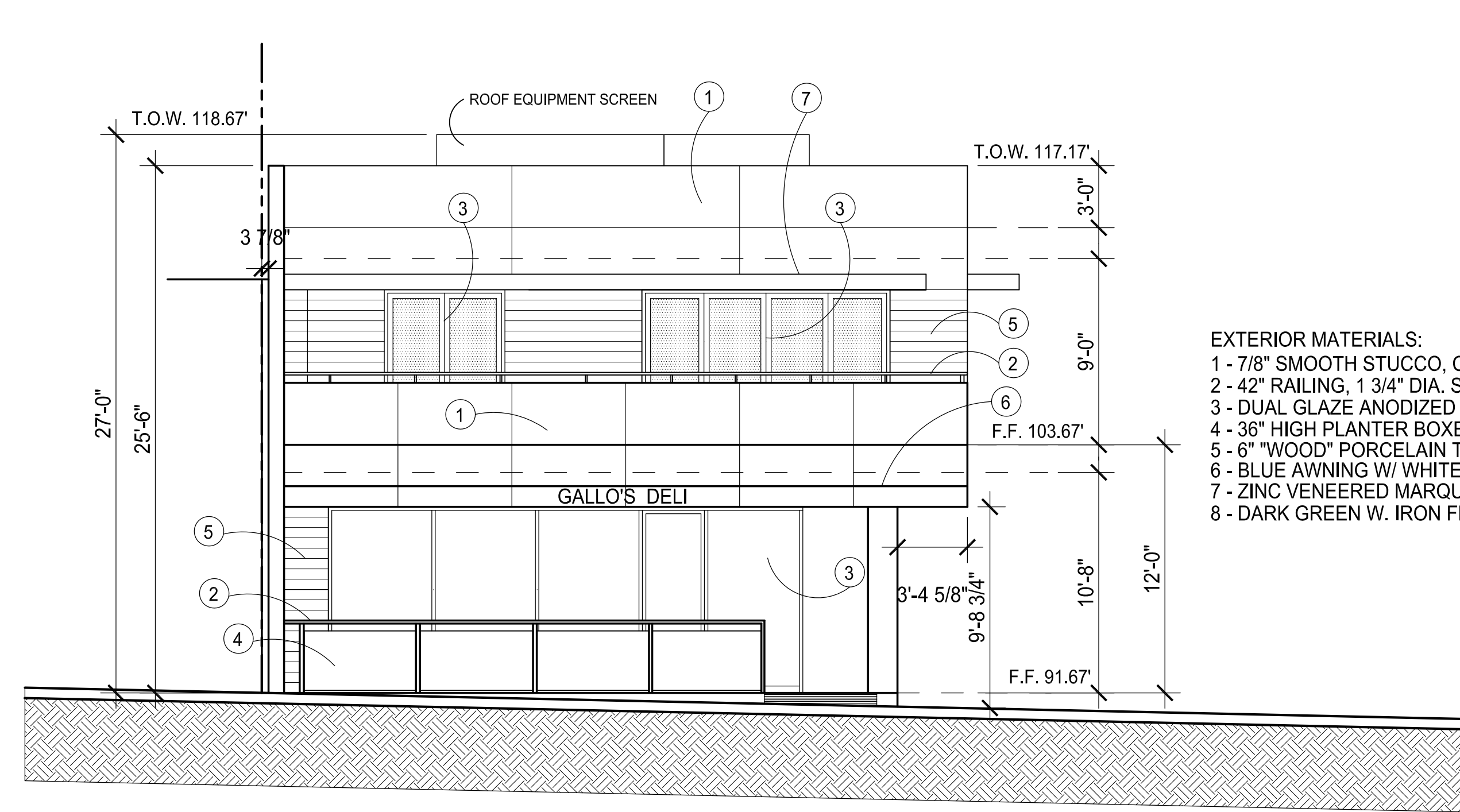
SHEET TITLE:
 COMMERCIAL 1ST AND
 2ND FLOOR PLANS

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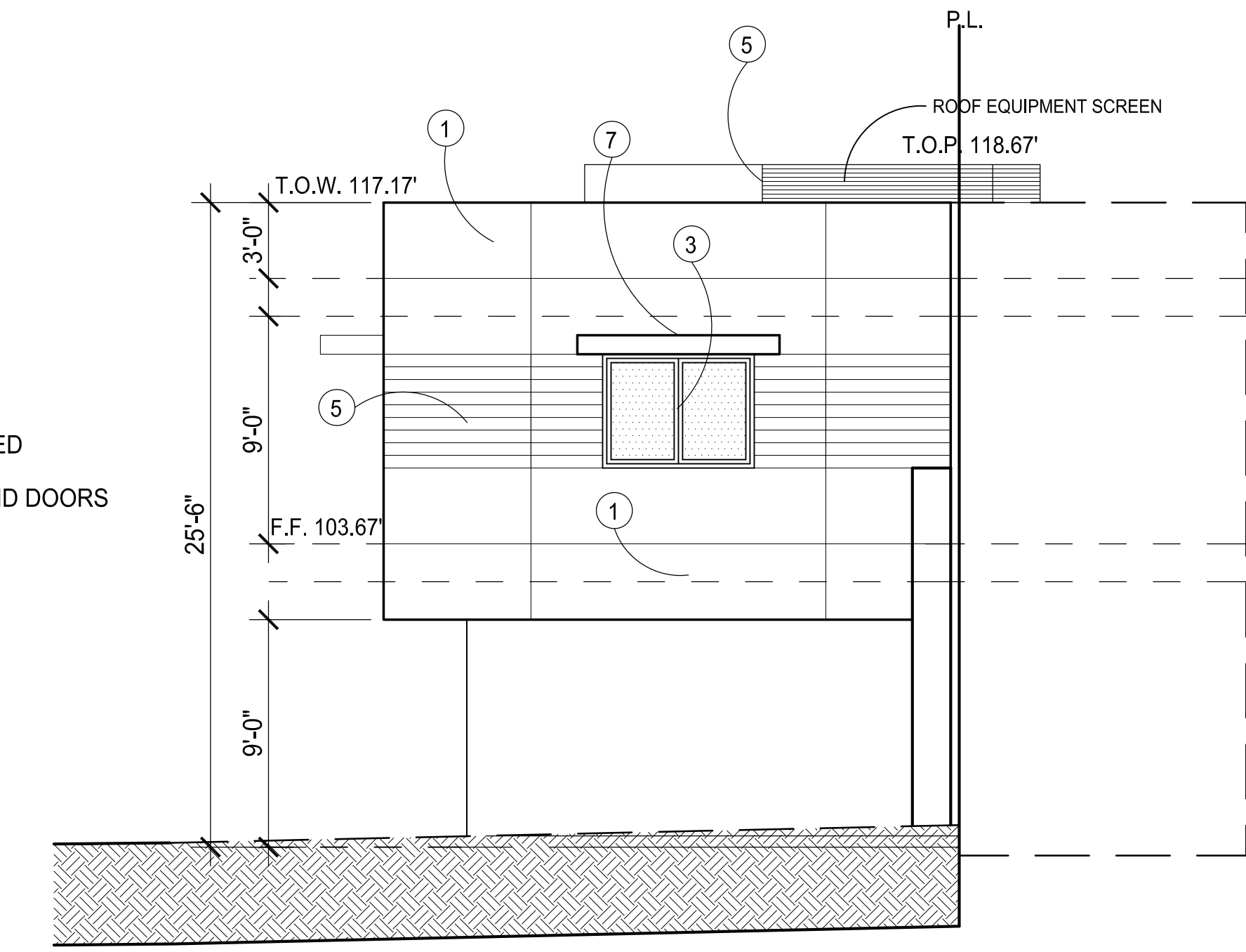
JOB #: 85010109
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 CHECKED BY: M.L.
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 DATE: 11-29-13

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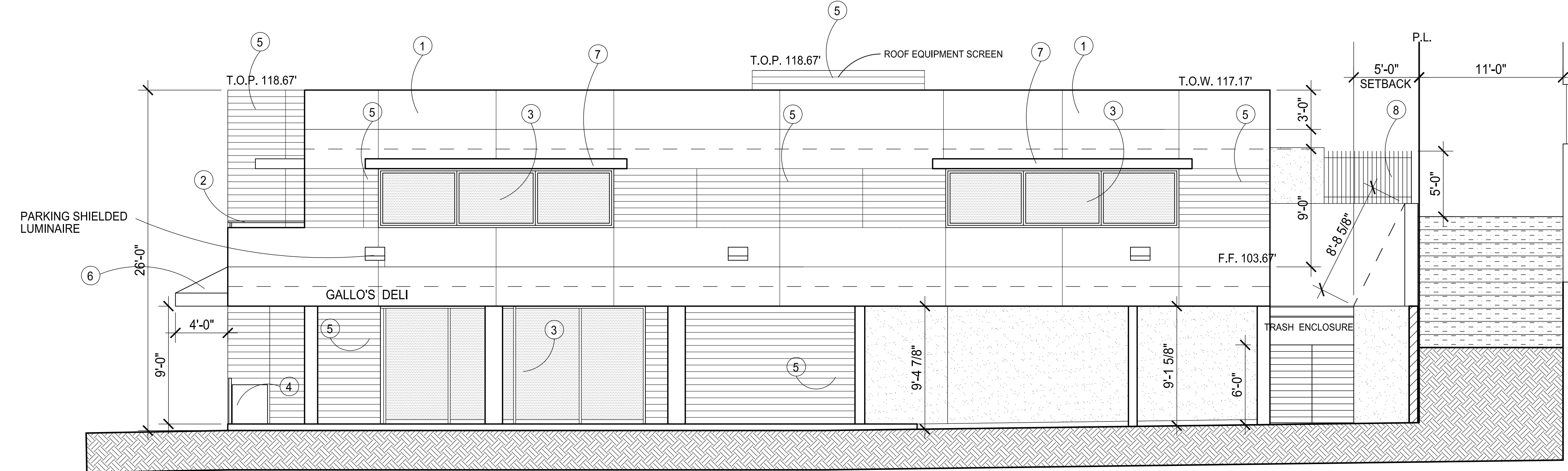


SOUTH ELEVATION (street front)



NORTH ELEVATION (rear)

- EXTERIOR MATERIALS:
 1 - 7/8" SMOOTH STUCCO, COLOR TO BE DETERMINED
 2 - 42" RAILING, 1 3/4" DIA. STAINLESS STEEL PIPE
 3 - DUAL GLAZE ANODIZED ALUMINUM WINDOWS AND DOORS
 4 - 36" HIGH PLANTER BOXES
 5 - 6" "WOOD" PORCELAIN TILE VENEER
 6 - BLUE AWNING W/ WHITE LETTERS
 7 - ZINC VENEERED MARQUEES
 8 - DARK GREEN W. IRON FENCE



OFFICE BUILDING EAST ELEVATION

CLIENT:
MR. MAGDI HANNA
3345 NEWPORT BLVD.
NEWPORT BEACH, CA. 92663

PROJECT:
PLAZA CORONA DEL MAR
MIXED USE PROJECT
3900 / 3928 E. COAST HIGHWAY
CORONA DEL MAR, CA. 92625

SHEET TITLE:
EXTERIOR ELEVATIONS

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JOB #: 850110109
 DRAWN BY: P.L.
 CHECKED BY: M.L.
 SCALE: 1/16"=1'-0"
 DATE: 11-29-13

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COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

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COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Telecommunications Permit No. TP2013-006 (PA2013-138)
APPLICANT: Alexander Lew, Core Development Services
CARRIER: AT&T Mobility
LOCATION: 6208 W. Coast Highway
AT&T Site OC0163_CLU3538
LEGAL DESCRIPTION Lot 9, Block 2 , Tract 709

On January 14, 2014, the Community Development Director approved Telecommunications Permit No. TP2013-006. This approval is based on the findings and subject to the 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 has submitted an application on behalf of AT&T Mobility requesting a telecom permit to allow the installation of six panel antennas, two GPS antennas, 12 remote radio units (RRU), and four DC surge protectors behind architectural façade screen boxes and/or existing mansard roof elements at the Best Western Plus motel. Also included in the request are eight radio equipment cabinets, one power plant cabinet, associated power and telco cabinets, and HVAC units within an existing room at ground level.

The subject property consists of a four-story, 48-room motel building, a fenced in swimming pool area, and an on-site surface parking lot. The building exterior is composed of stucco finish with balcony projections and mansard roof elements along the building frontage on West Coast Highway.

The six four-foot tall panel antennas are proposed in three sectors of two antennas each (Alpha, Beta, and Gamma). Each sector is enclosed within architectural screen boxes and/or behind an existing mansard roof.

Two of the six panel antennas (Alpha Sector) as well as the cable chase apparatus are proposed along the rear of the building and enclosed within a proposed vertical architectural screen box that is architecturally integrated into the existing building design. The vertical screen box will be painted and textured to match the existing building materials and include the same architectural trim. The antennas and screen box will not extend higher than the existing roofline.

Two proposed panel antennas (Gamma Sector) will be innovatively located within a new screen box that will be designed to mimic and replace the existing Best Western Plus wall sign cabinet along the east elevation. As currently existing, the wall sign is internally illuminated and is 10 feet 9 inches high, 10 feet 7 inches wide and 1 foot 2 inches deep. The new sign, as proposed, will be externally illuminated and will increase approximately one foot in depth. The sign height and width will remain the same and will remain in conformance with the Sign Standards of Chapter 20.42 of the Newport Beach Municipal Code.

The proposal also involves extending the length of the mansard roof at the northeast corner of the building four feet six inches to visibly screen two GPS antennas and to visually balance the length of the mansard roof with the mansard roof extension on the southeast side of the building. The mansard roof extension will be constructed with the same material as existing and will not extend beyond the height of the existing mansard roof. The proposed mansard roof extension will not extend beyond the existing mansard roof.

The remaining two antennas (Beta Sector), along with RRU equipment, DC surge protectors, and GPS antennas are located behind the existing mansard roof at the southeast corner of the building. The proposal involves extending the length of the mansard roof five feet to visibly screen the proposed antennas. The mansard roof extension will be constructed with RFP transparent material to match the existing roof appearance. The proposed mansard roof extension will not extend beyond the height of the existing mansard roof.

Photographic visual simulations depicting the existing and proposed conditions of the site have been prepared by the applicant and are included as Attachment No. CD 3. The proposed telecommunication facility is in conformance with all applicable Title 15 standards. The proposed panel antennas along with the new support equipment will be stealth and concealed behind screening that will match the existing architectural style, color and materials of the building façade on which it is mounted.

ZONING DISTRICT/GENERAL PLAN

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

BACKGROUND

The project site currently has one other telecommunications carrier, T-Mobile. The antennas for T-Mobile were constructed in 1995. The proposed AT&T Mobility antennas will be co-located with T-Mobile antennas on the subject property.

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:



Debbie Drasler, Contract Planner

JM/dad

Attachments: CD 1 Findings and Conditions of Approval
 CD 2 Vicinity Map
 CD 3 Photographic Simulations
 CD 4 Site Plan & Elevations

Attachment No. CD 1

Findings and Conditions of Approval

**FINDINGS AND
CONDITIONS OF APPROVAL
TELECOMMUNICATIONS PERMIT NO. TP2013-006
(PA2013-138)**

FINDINGS

1. The telecommunications facility as proposed meets the intent of Chapter 15.70 of the Newport Beach Municipal Code (NBMC), while ensuring public safety, reducing the visual effects of telecom equipment on public streetscapes, protecting scenic ocean and coastal views, and otherwise mitigating the impacts of such facilities for the following reasons:
 - The proposed telecom facility will not be detrimental to public health or safety because it is required to comply with the applicable rules, regulations and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
 - The telecom facility is co-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.
 - The design of the facility mitigates visual impacts due to the placement of antennas behind screen walls that mimic the existing architectural elements of the building, are architecturally integrated into the structure, and do not extend past the existing roofline.
 - The telecom facility is not located adjacent to a Coastal View Road or Coastal View Point.

2. The telecommunications facility as proposed conforms to the technology, height, location and design standards for the following reasons:
 - The telecom facility approved under this permit utilizes the most efficient and diminutive available technology in order to minimize the number of facilities and reduce the visual impact.
 - The building was granted a variance (VA # 1216) in 1997 allowing the building to exceed the 35-foot height limit within the Shoreline Height Limit Zone. The proposed telecom facility and modifications approved by this permit do not exceed the existing roofline heights.
 - The antennas for the telecom facility approved by this permit will be mounted behind architectural screen boxes and/or existing mansard roofs, and will be blended or screened from public view in a manner consistent with the architectural style, color and materials of the building to avoid adverse impacts to views from land or buildings at higher elevations.

- The support equipment for the telecom facility will be placed within an existing room inside the building and screened from view.
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 15303 Class 3 (New Construction or Conversion of Small Structures). This class exempts installation of small equipment in small structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed project consists of installing panel antennas within architectural façade screen boxes and behind an existing mansard roof and the placement of support equipment within an existing room at ground level screened from view.

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. The proposed FRP sign shall be constructed to the same height and width as existing sign. The exterior sign illumination shall not produce glare onto adjacent properties or roadways and shall be in conformance to Section 20.42.060.H of the Zoning Code. Should the lighting create an unacceptable negative impact, the Community Development Director may require the light source be dimmed or other remediation as determined appropriate.
3. An encroachment permit is required for all work activities within the public right-of-way. Any work within the West Coast Highway right-of-way shall require a Caltrans Standard Encroachment Permit.
4. All work in the public right-of-way shall conform to the requirements of Chapter 13.20 of the City's Municipal Code.
5. The storage of all project related equipment during construction shall be on-site and outside the public right-of-way.
6. In case of damage done to public improvements surrounding the site by the private construction, additional reconstruction within the public right-of-way may be required at the discretion of the Public Works Inspector.
7. Incidental accessory occupancy having stationary storage battery system having a liquid electrolyte capacity of more than 50 gallons, or lithium ion capacity of 1,000 lbs used for facility or standby power, emergency power or uninterrupted powers supplies shall have a minimum two hour fire separation.

8. Electrical rooms with 1200 amps or more and over six feet wide that contains over-current devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware.
9. Fire Department approval shall be obtained for containment provisions for battery systems.
10. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
11. 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).
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. The facility shall transmit at a frequency range of 869.2 to 879.8, 890.2 to 891.4, 1945 to 1965, and 740 to 746 MHz, and shall receive at a frequency range of

824.2 to 834.8, 845.2 to 846.4, 1865 to 1885, and 704 to 716 MHz. Any change or alteration to the frequency range shall require the prior review and approval of the Planning Division.

20. The applicant recognizes that the frequencies used by the cellular facility located at 6208 W. Coast Highway are extremely close to the frequencies used by the City of Newport Beach for public safety. This proximity will require extraordinary “comprehensive advanced planning and frequency coordination” engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the “Best Practices Guide” published by the Association of Public-Safety Communications Officials-International, Inc. (APCO), and as endorsed by the Federal Communications Commission (FCC).
21. Prior to the final inspection of building permits, 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.

27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. This approval shall expire unless exercised within 24 months from the date of approval.
33. 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 6208 West Coast Highway AT&T Telecom Facility including, but not limited to, the TP2013-006 (PA2013-138). 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

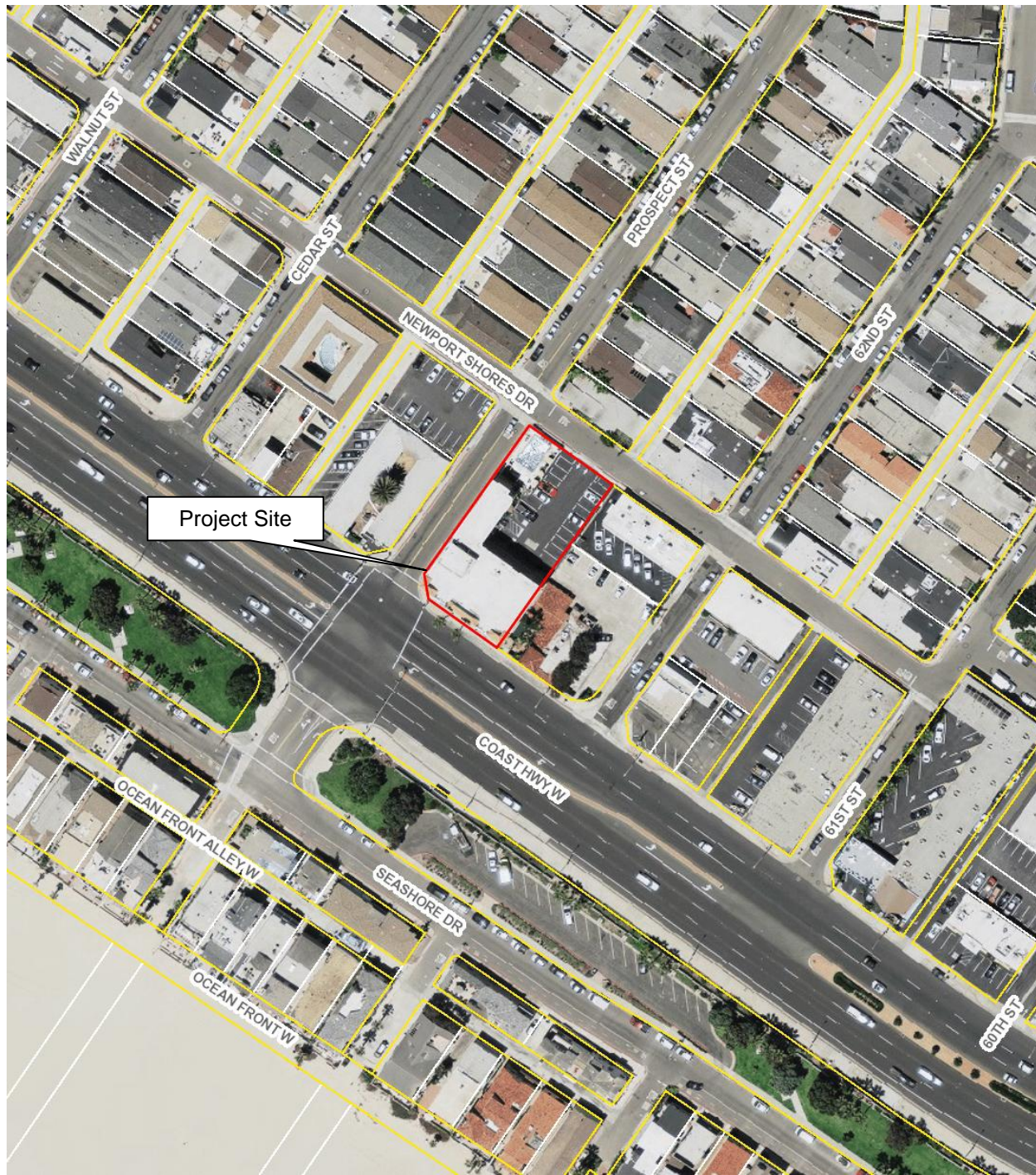
City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. CD 2

Vicinity Map

VICINITY MAP

6208 W. Coast Highway



Telecommunications Permit No. TP2013-006
(PA2013-138)

Attachment No. CD 3

Photographic Simulations



at&t

000163_CLU3538

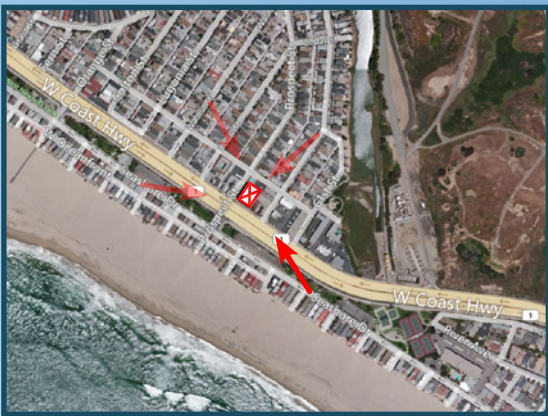
BEST WESTERN

6208 WEST COAST HIGHWAY NEWPORT BEACH CA 92663



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VIEW 1



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EXISTING



PROPOSED ROOF EXTENSION

PROPOSED

LOOKING NORTHWEST FROM COAST HIGHWAY



at&t

0C0163_CLU3538

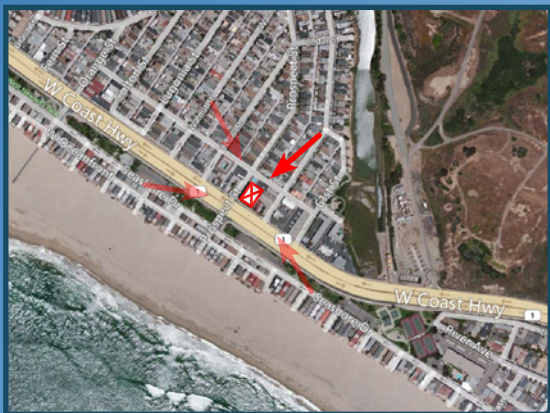
BEST WESTERN

6208 WEST COAST HIGHWAY NEWPORT BEACH CA 92663



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VIEW 2



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EXISTING



PROPOSED ANTENNA SCREEN

PROPOSED

LOOKING SOUTHWEST FROM NEWPORT SHORES DRIVE



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000163_CLU3538

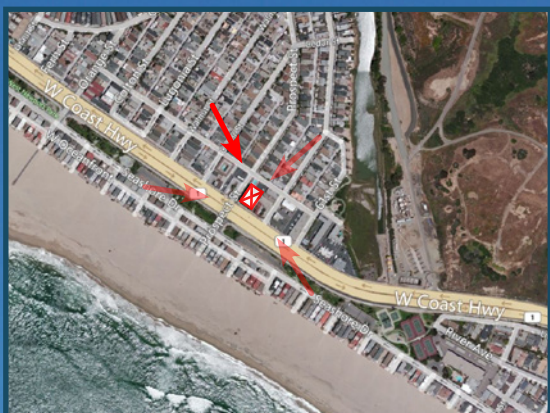
BEST WESTERN

6208 WEST COAST HIGHWAY NEWPORT BEACH CA 92663



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VIEW 3



©2013 Google Maps

EXISTING



PROPOSED

LOOKING SOUTHEAST FROM NEWPORT SHORES DRIVE



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6208 WEST COAST HIGHWAY NEWPORT BEACH CA 92663



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VIEW 4



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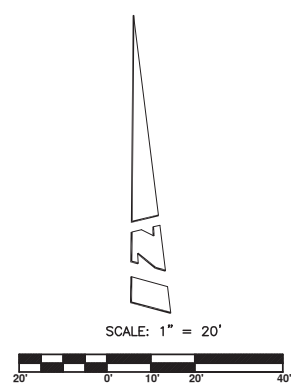
EXISTING



PROPOSED LOOKING EAST FROM COAST HIGHWAY

Attachment No. CD 4

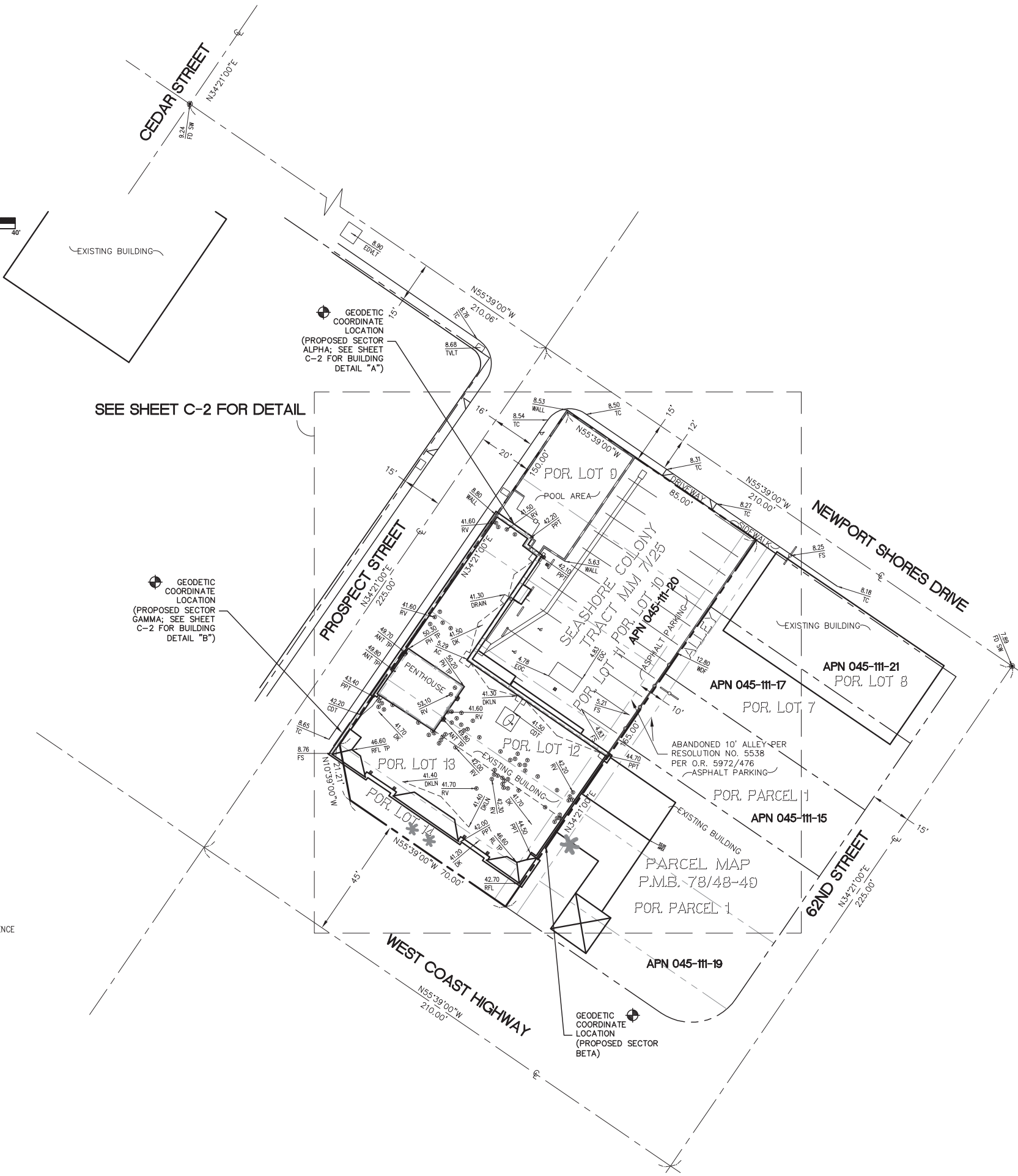
Site Plan & Elevations



LEGEND:

- AC ASPHALT CONCRETE
- ACU AIR CONDITIONING UNIT
- ANT ANTENNA
- BD BUILDING
- BLD BOLLARD
- BTM BOTTOM
- BW BACK OF WALK
- CAM CAMERA
- CDT CONDUIT
- CLM COLUMN
- DK DECK
- DKLN DECK LINE
- DR DOOR
- DSP DOWN SPOUT
- EDVLT EDISON VAULT
- EOC EDGE OF CONCRETE
- EVLTV ELECTRICAL VAULT
- FD FOUND
- FF FINISHED FLOOR
- FF FIRE HYDRANT
- FRS FIRE SERVICE
- FS FINISHED SURFACE
- GPS GPS ANTENNA
- HCP HANDICAP PARKING
- HSE HOUSE
- OH OVERHANG
- PH PENTHOUSE
- PPT PARAPET
- PLN PLANTER
- RFL ROOF LINE
- RV ROOF VENT
- SATD SATELLITE DISH
- SL STREET LIGHT
- SW SPIKE AND WASHER
- TG TOP OF GRATE
- TRCH PATCHED TRENCH
- TRPM PALM TREE
- TWLT TELCO VAULT
- TW TOP OF WALL
- UP UTILITY POLE
- WB WHEEL BLOCK
- WDF WOOD FENCE
- WNDW WINDOW
- WPH WHEEP HOLE
- YL YARD LIGHT
- ANTENNA
- BOLLARD
- BLOCK WALL
- BLOCK WALL W/ WOOD FENCE
- CENTERLINE
- FOUND MONUMENT
- FIRE HYDRANT
- FOUND MONUMENT
- GPS ANTENNA
- GRATE
- HANDICAP PARKING
- ROOF VENT
- SATELLITE DISH
- UTILITY POLE
- WOOD FENCE
- YARD LIGHT

SEE SHEET C-2 FOR DETAIL



COORDINATES:

PROPOSED SECTOR "ALPHA"
 LATITUDE 33°37'37.04" N
 LONGITUDE 117°56'56.95" W

PROPOSED SECTOR "BETA"
 LATITUDE 33°37'35.86" N
 LONGITUDE 117°56'56.79" W

PROPOSED SECTOR "GAMMA"
 LATITUDE 33°37'36.26" N
 LONGITUDE 117°56'57.69" W

NAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASHTech" G.P.S. RECEIVERS AND ASHTech SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF NEWPORT SHORES DRIVE BEING NORTH 55°39'00" WEST PER PARCEL MAP, P.M.B. 78/48-49, RECORDS OF ORANGE COUNTY.

ASSESSOR'S IDENTIFICATION:

ORANGE COUNTY A.P.N. 045-111-20

AREA:

0.322 ACRES PER ORANGE COUNTY ASSESSOR

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 9"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 9" AS SHOWN ON THE "NEWPORT BEACH" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 11.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT; FILE NO. 09307743, DATED AS OF MARCH 29, 2013.

EASEMENT NOTES:

THERE ARE NO PLOTTABLE EASEMENTS PER LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT; FILE NO. 09307743, DATED AS OF MARCH 29, 2013.

LEGAL DESCRIPTION:

PARCEL A:

LOTS 9 TO 14 INCLUSIVE IN BLOCK 2 OF SEASHORE COLONY TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTHWESTERLY 15 FEET OF LOT 14.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 14 IN BLOCK 2 OF SEASHORE COLONY TRACT, AS SHOWN ON MAP RECORDED IN BOOK 7 PAGE 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 35° 20' 17" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT, 15.00 FEET TO THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 15.00 FEET OF SAID LOT; THENCE SOUTH 54° 38' 04" EAST, ALONG LAST SAID LINE, 15.00 FEET; THENCE NORTHERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

PARCEL B:

THE NORTHWESTERLY 5 FEET OF THE ALLEY ADJACENT TO PARCEL 1 ABOVE, AS ABANDONED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, RECORDED JANUARY 11, 1962 IN BOOK 5972, PAGE 476 OF OFFICIAL RECORDS.

DATE OF SURVEY:

APRIL 18, 2013

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.



SEE SHEET C-2 FOR SITE DETAILS

REV:	DATE/BY:	REVISION DESCRIPTION:
1	04/23/13 CHW	ISSUED FOR REVIEW
2	04/23/13 CHW	ADDED TITLE INFO.

ENGINEER/CONSULTANT:

BERT HAZE
 AND ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
 3188 AIRWAY AVENUE, SUITE K1
 COSTA MESA, CALIFORNIA 92626
 714 557-1567 OFFICE
 714 557-1568 FAX
 JN. 810.104

SITE BUILDER:

at&t
 12900 PARK PLAZA DRIVE
 CERRITOS, CA 90703
 TEL: 562-468-6702 FAX: 562-468-6966

A&E DEVELOPMENT

core
 COMMUNICATIONS GROUP
 A&E SERVICES
 2903-H Saturn Street
 Brea, California 92821
 (714)729-8404 (714)333-4441 fax
 www.corecomgroupinc.com

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZW SITE ACQ.:		
ZONING:		
VZW RF:		
VZW INTERCONNECT:		
VZW UTILITY COOR.:		
VZW CONST MGR.:		

SITE INFO:

SITE NAME:
 0C0163
BEST WESTERN

SITE ADDRESS:
 6208 WEST COAST HIGHWAY
 NEWPORT BEACH, CA 92663

SHEET TITLE:

TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
0C0163	CHW	04/23/13

SHEET NUMBER:

1 OF 2 | C-1

REV:	DATE/BY:	REVISION DESCRIPTION:
1	04/23/13 CWM	ISSUED FOR REVIEW
2	04/23/13 CWM	ADDED TITLE INFO.

ENGINEER/CONSULTANT:

BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JN. 810.104

SITE BUILDER:



12900 PARK PLAZA DRIVE
CERRITOS, CA 90703
TEL: 562-468-6702 FAX: 562-468-6966

A&E DEVELOPMENT

core
COMMUNICATIONS GROUP
A&E SERVICES
2903-H Saturn Street
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.corecomgroupinc.com

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZW SITE ACQ.:		
ZONING:		
VZW RF:		
VZW INTERCONNECT:		
VZW UTILITY COOR.:		
VZW CONST MGR.:		

SITE INFO:

SITE NAME: 0C0163
BEST WESTERN

SITE ADDRESS:
6208 WEST COAST HIGHWAY
NEWPORT BEACH, CA 92663

SHEET TITLE:

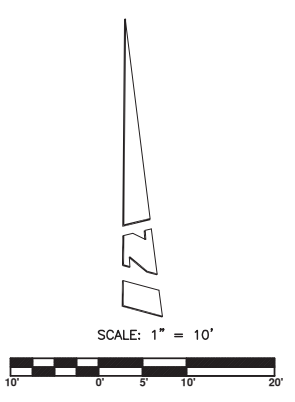
TOPOGRAPHIC SURVEY

DRAWING INFO:

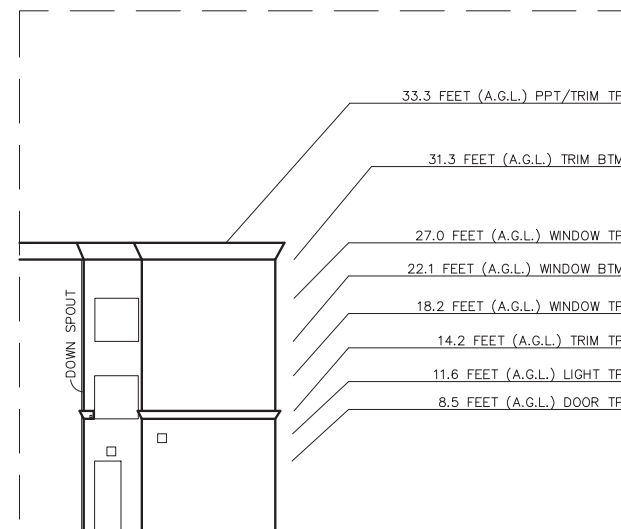
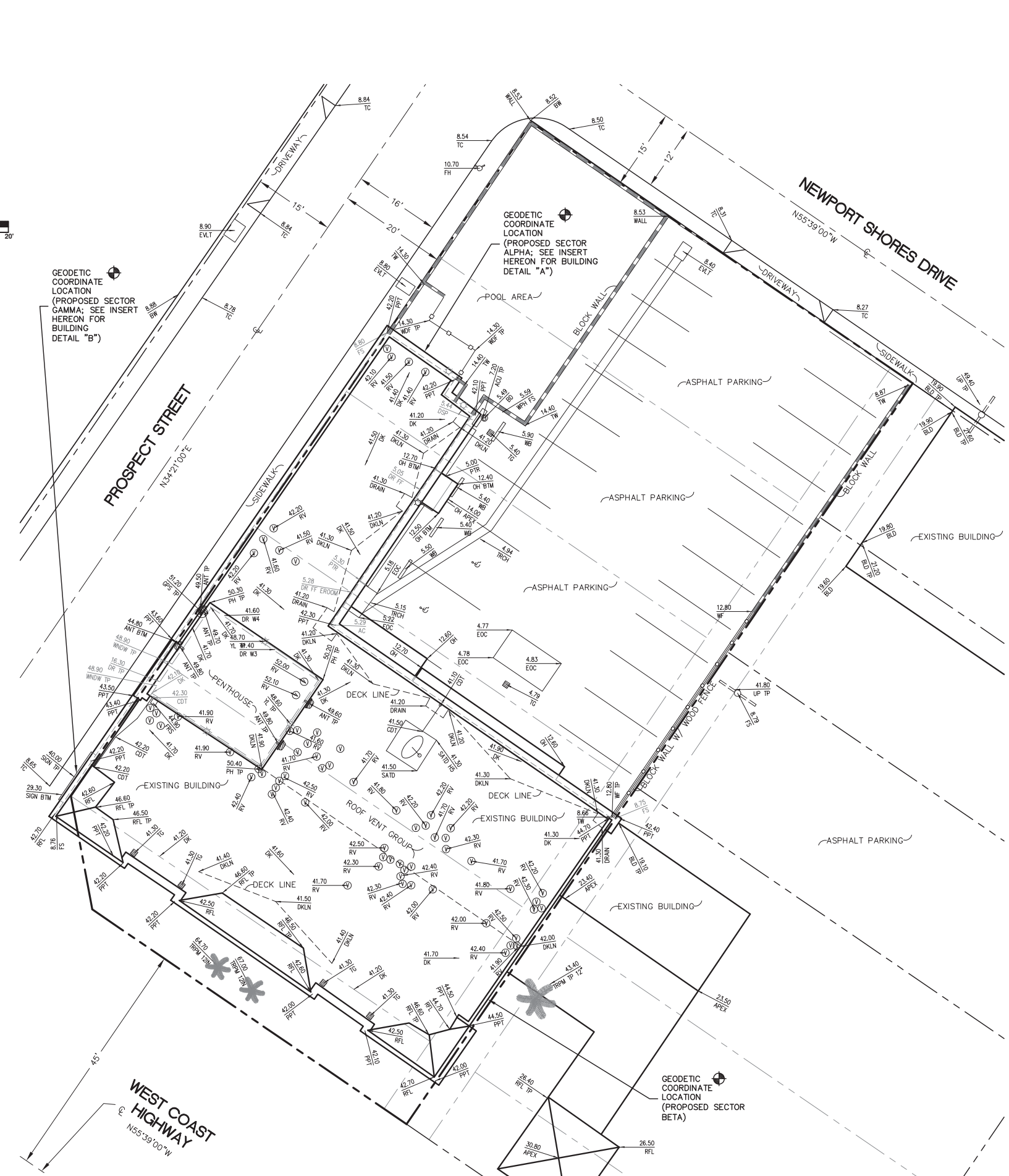
DWG. NAME:	DRAWN BY:	DATE:
0C0163	CWM	04/23/13

SHEET NUMBER:

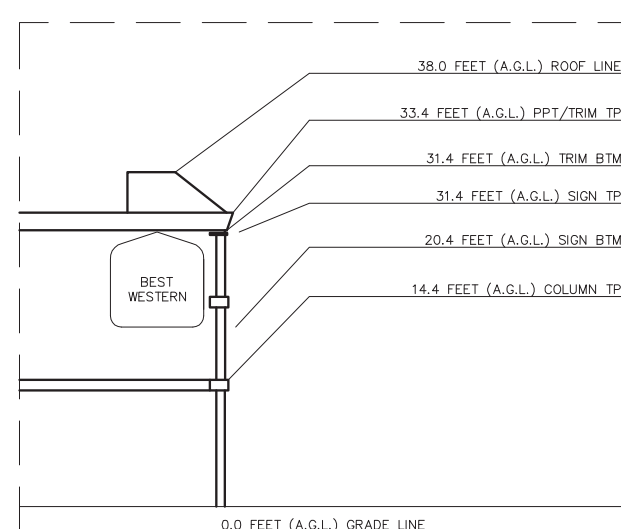
2 OF 2 | C-2



- LEGEND:**
- AC ASPHALT CONCRETE
 - ACU AIR CONDITIONING UNIT
 - ANT ANTENNA
 - BD BUILDING
 - BLD BOLLARD
 - BTM BOTTOM
 - BW BACK OF WALK
 - CAM CAMERA
 - CDT CONDUIT
 - CLM COLUMN
 - DK DECK
 - DKLN DECK LINE
 - DR DOOR
 - DSP DOWN SPOUT
 - EDVLT EDISON VAULT
 - EOC EDGE OF CONCRETE
 - EVLT ELECTRICAL VAULT
 - FD FOUND
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - FRS FIRE SERVICE
 - FS FINISHED SURFACE
 - GPS GPS ANTENNA
 - HCP HANDICAP PARKING
 - HSE HOUSE
 - OH OVERHANG
 - PH PENTHOUSE
 - PPT PARAPET
 - PTR PLANTER
 - RFL ROOF LINE
 - RV ROOF VENT
 - SATD SATELLITE DISH
 - SL STREET LIGHT
 - SW SPIKE AND WASHER
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - TP TOP
 - TRCH PATCHED TRENCH
 - TRPM PALM TREE
 - TW TELCO VAULT
 - TW TOP OF WALL
 - UP UTILITY POLE
 - WB WHEEL BLOCK
 - WDF WOOD FENCE
 - WDF WINDOW
 - WPH WHEEP HOLE
 - YL YARD LIGHT
 - ANTENNA
 - BOLLARD
 - BLOCK WALL
 - BLOCK WALL W/ WOOD FENCE
 - CENTERLINE
 - FOUND MONUMENT
 - FOUND MONUMENT
 - FOUND MONUMENT
 - GPS ANTENNA
 - GRATE
 - HANDICAP PARKING
 - ROOF VENT
 - SATELLITE DISH
 - UTILITY POLE
 - WOOD FENCE
 - YARD LIGHT



BUILDING DETAIL 'A'
NORTHEASTERLY ELEVATION
SCALE: 1" = 10'



BUILDING DETAIL 'B'
NORTHWESTERLY ELEVATION
SCALE: 1" = 10'



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO.



CONSULTANT

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A&E SERVICES

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

STAMP/SEAL

REVISIONS

REV	DATE/BY	DESCRIPTION
1	05/15/13 JSC	ISSUED FOR 100% ZDs
2	05/31/13 JSC	ISSUED FOR 100% ZDs
3	09/12/13 RD	CITY COMMENTS
4	10/17/13 RD	CITY COMMENTS
5	12/17/13 JSC	CITY COMMENTS

SITE INFORMATION

OC0163_CLU3538
BEST WESTERN

6208 WEST COAST HIGHWAY
NEWPORT BEACH, CA 92663

ORANGE COUNTY

SHEET TITLE

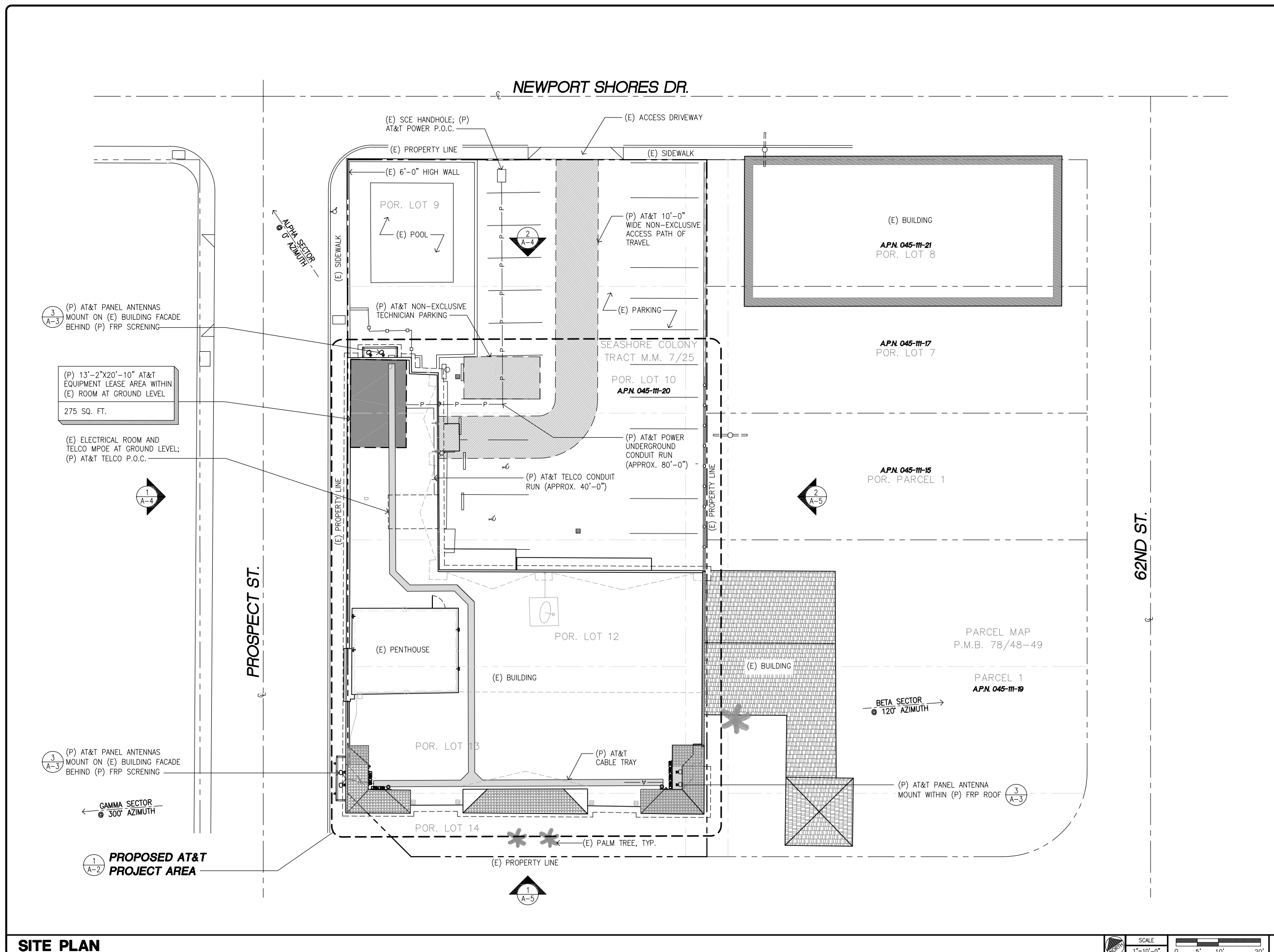
SITE PLAN

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
RD	JSC	04.30.2013

SHEET NUMBER

A-1



SITE PLAN

SCALE
1"=10'-0"
0 5' 10' 20'

1



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Brea, California 92821
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STAMP/SEAL

REVISIONS

REV	DATE/BY	DESCRIPTION
1	05/15/13 JSC	ISSUED FOR 100% ZDs
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3	09/12/13 RD	CITY COMMENTS
4	10/17/13 RD	CITY COMMENTS
5	12/17/13 JSC	CITY COMMENTS

SITE INFORMATION

OC0163_CLU3538
BEST WESTERN

6208 WEST COAST HIGHWAY
NEWPORT BEACH, CA 92663

ORANGE COUNTY

SHEET TITLE

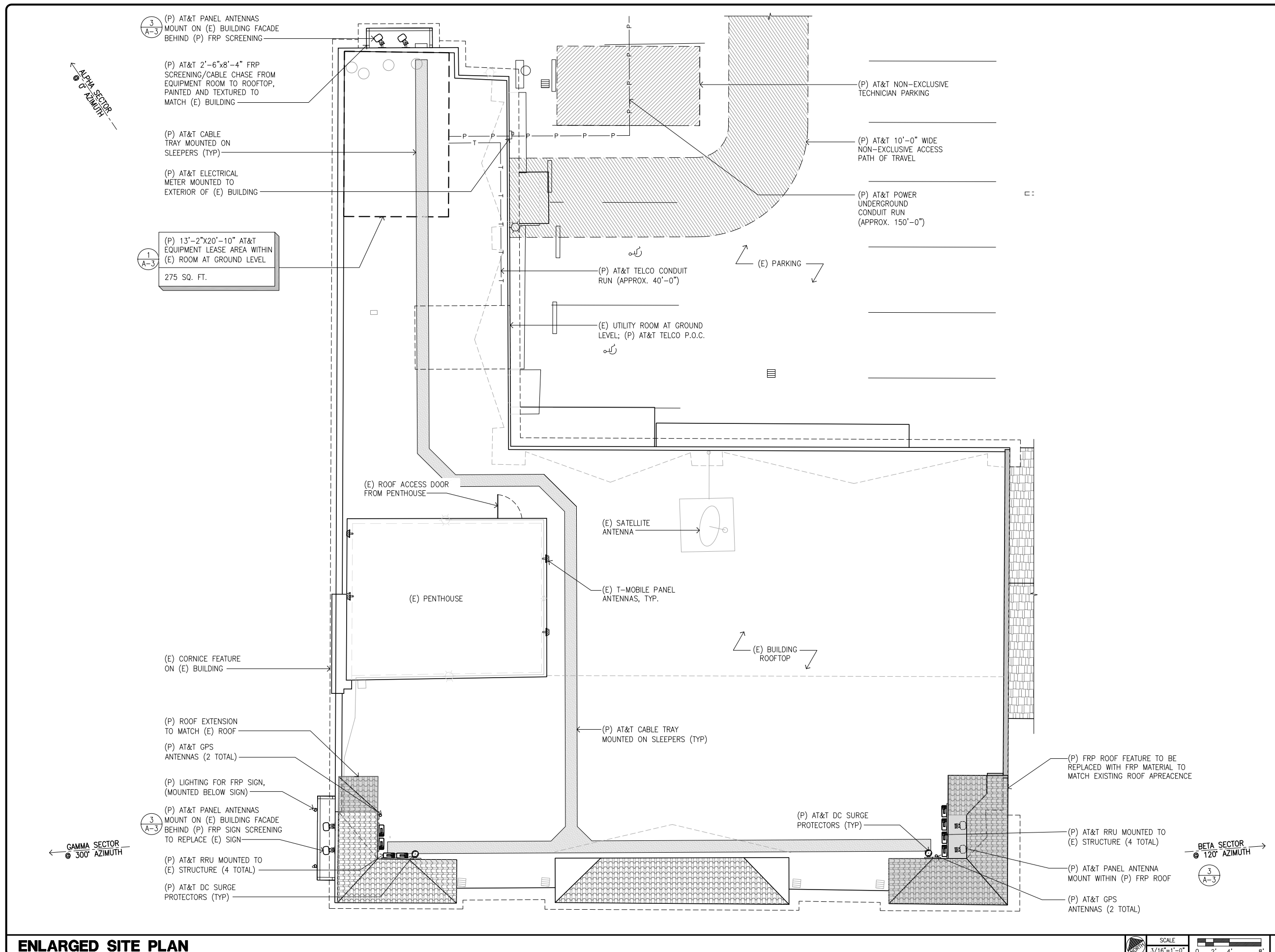
ENLARGED SITE PLAN

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
RD	JSC	04.30.2013

SHEET NUMBER

A-2

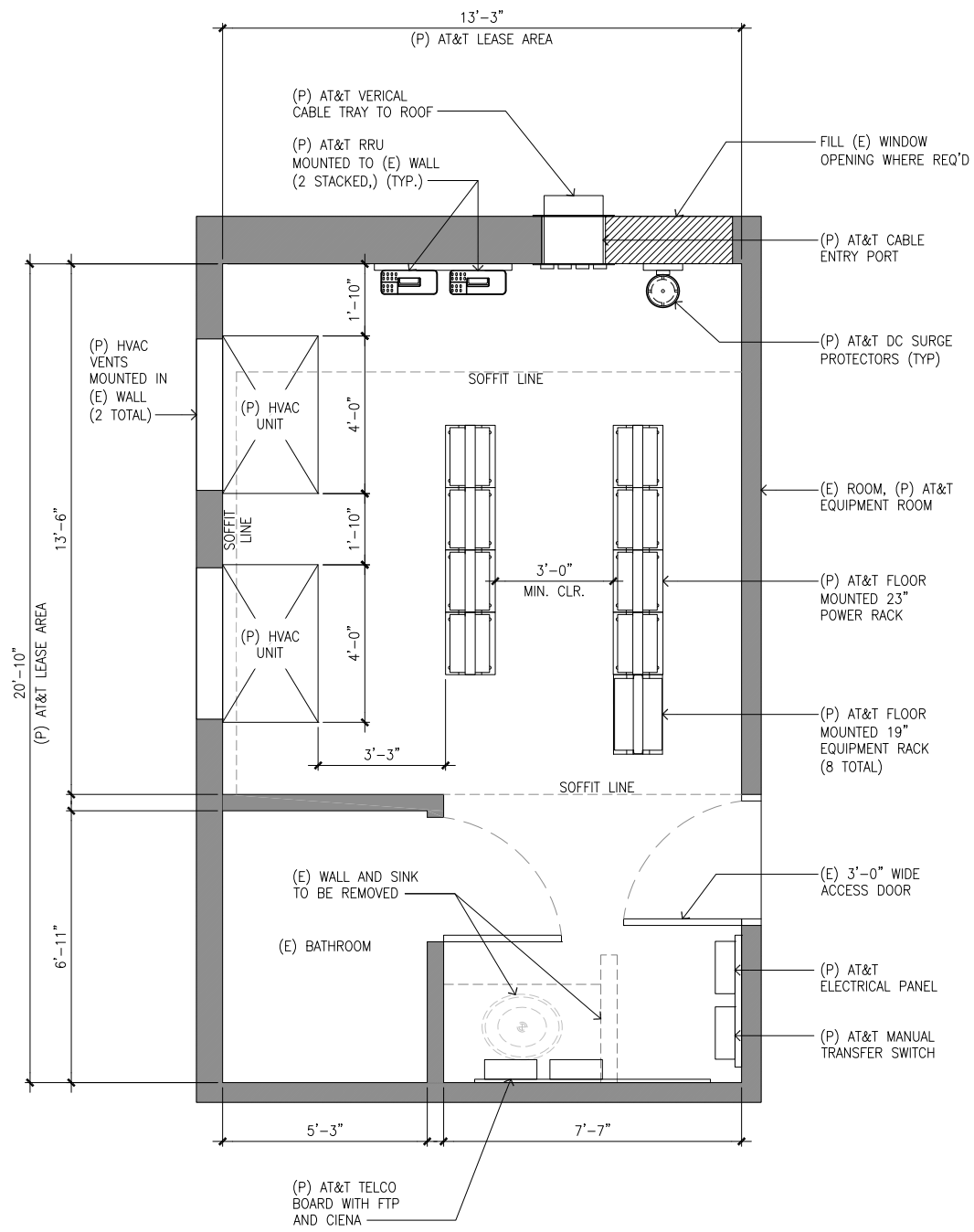
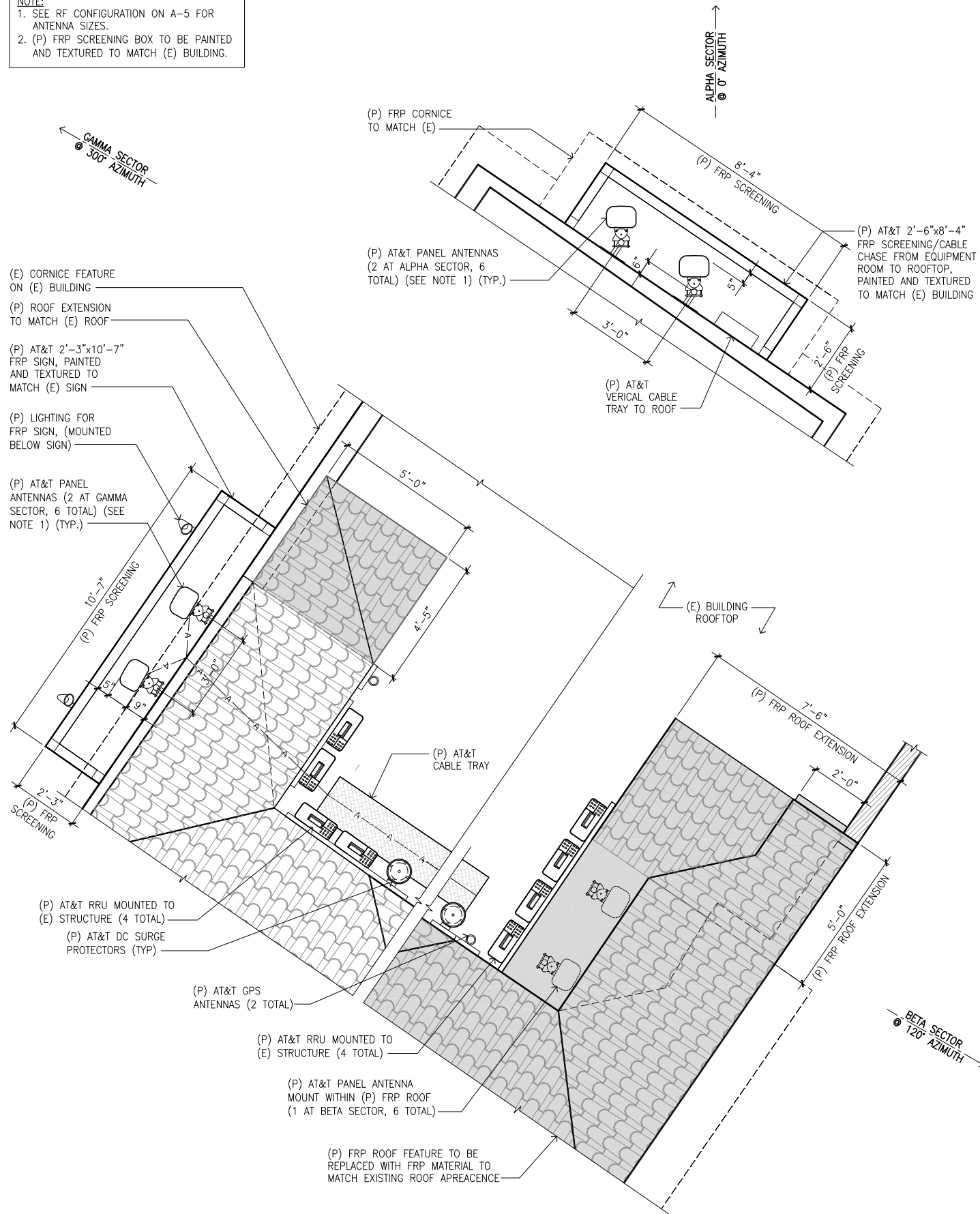


ENLARGED SITE PLAN

SCALE: 3/16"=1'-0"

1

NOTE:
 1. SEE RF CONFIGURATION ON A-5 FOR ANTENNA SIZES.
 2. (P) FRP SCREENING BOX TO BE PAINTED AND TEXTURED TO MATCH (E) BUILDING.



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STAMP/SEAL

REVISIONS

REV	DATE/BY	DESCRIPTION
1	05/15/13 JSC	ISSUED FOR 100% ZDs
2	05/31/13 JSC	ISSUED FOR 100% ZDs
3	09/12/13 RD	CITY COMMENTS
4	10/17/13 RD	CITY COMMENTS
5	12/17/13 JSC	CITY COMMENTS

SITE INFORMATION

OC0163_CLU3538
BEST WESTERN

6208 WEST COAST HIGHWAY
NEWPORT BEACH, CA 92663

ORANGE COUNTY

SHEET TITLE

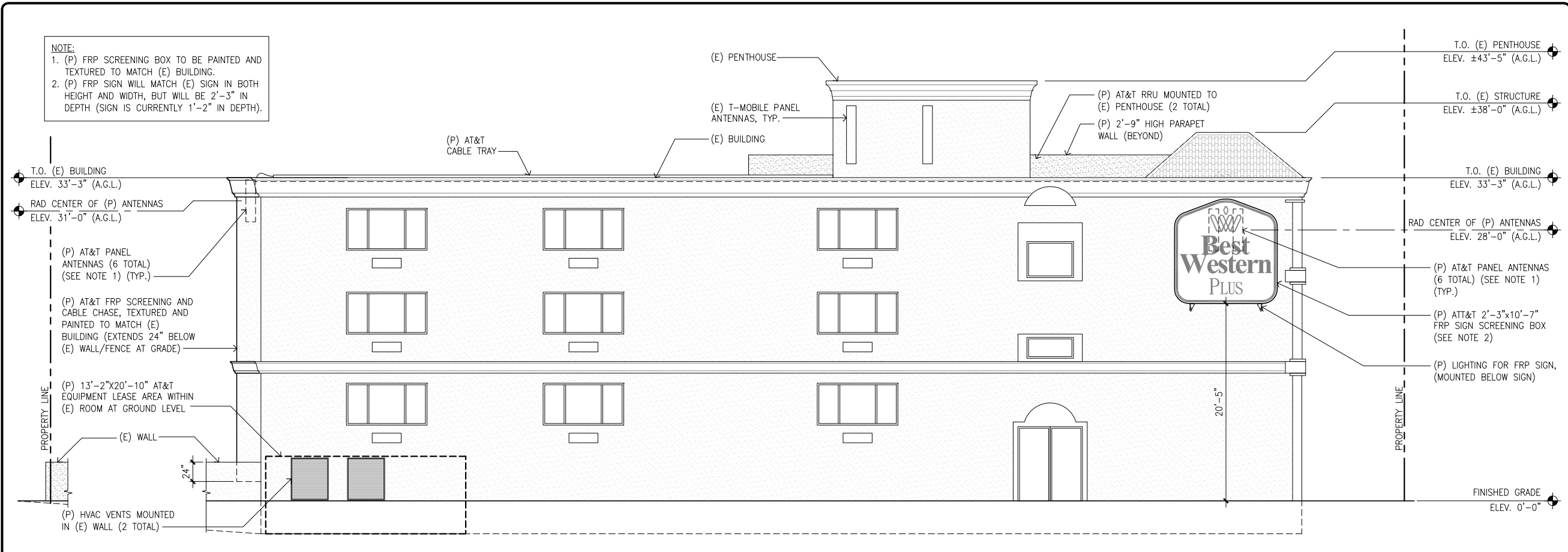
**EQUIPMENT AREA
PLAN AND ANTENNA
PLAN**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
RD	JSC	04.30.2013

SHEET NUMBER

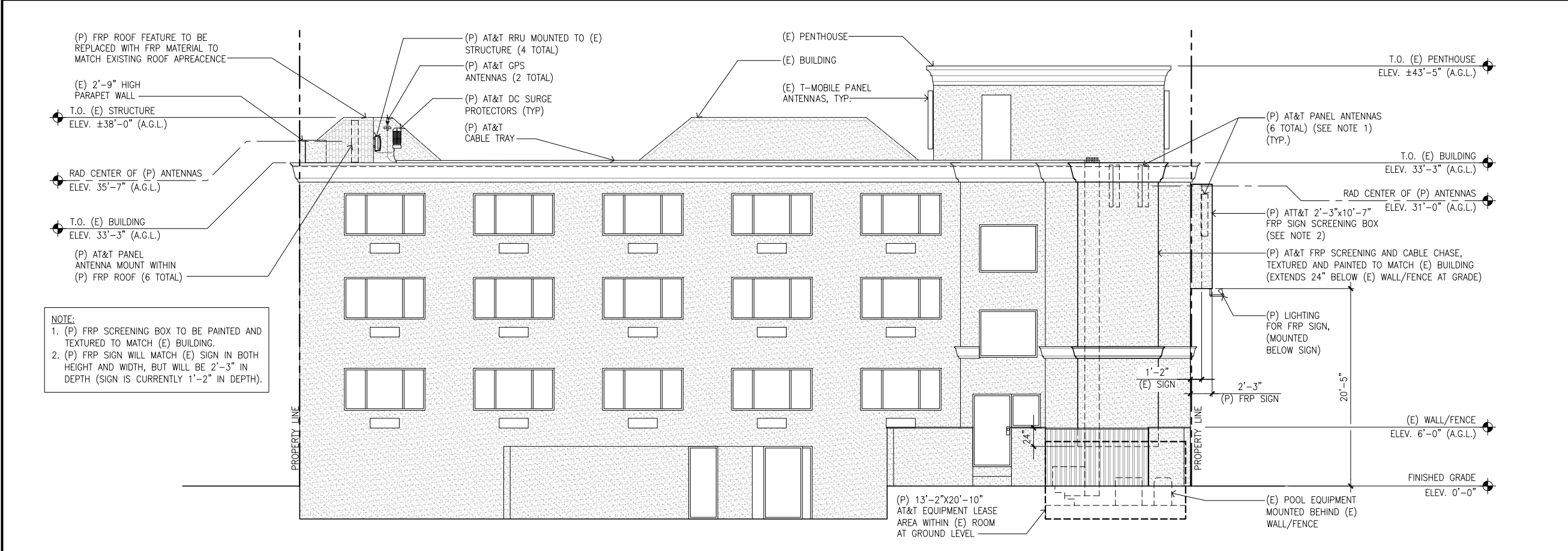
A-3



NORTHWEST ELEVATION

SCALE: 3/16"=1'-0"

1



NORTHEAST ELEVATION

SCALE: 3/16"=1'-0"

2



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SITE INFORMATION

OC0163_CLU3538

BEST WESTERN

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ORANGE COUNTY

SHEET TITLE

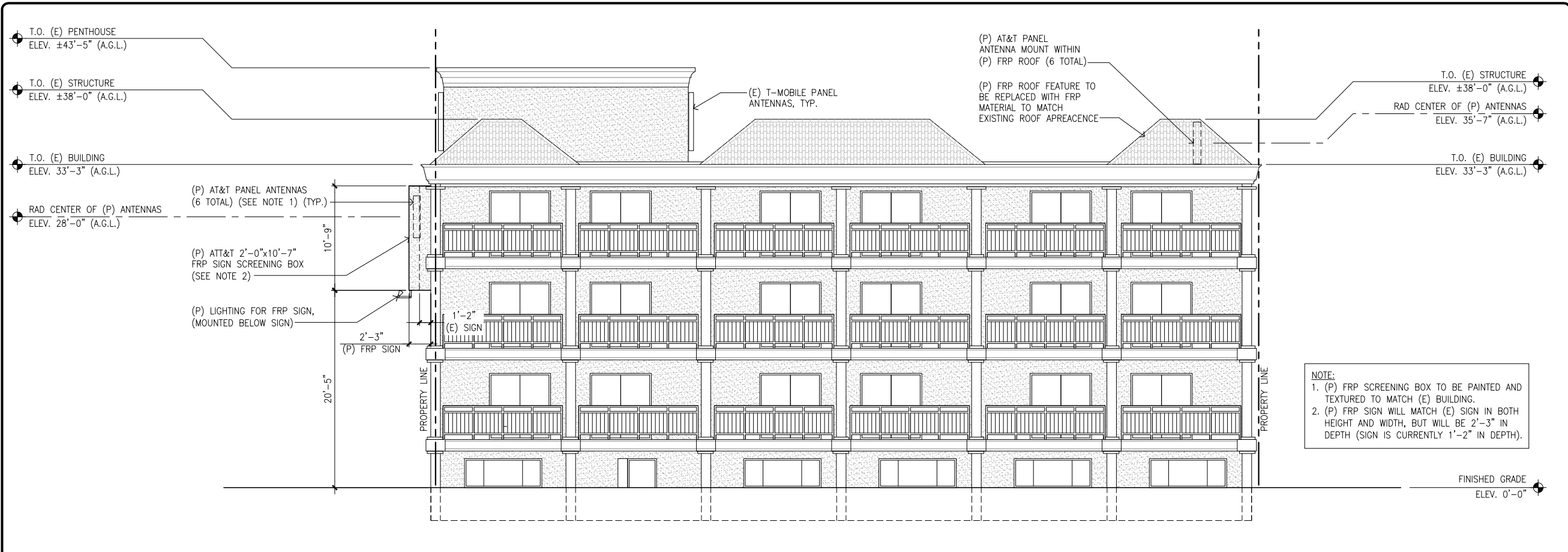
ELEVATIONS

DRAWING INFORMATION

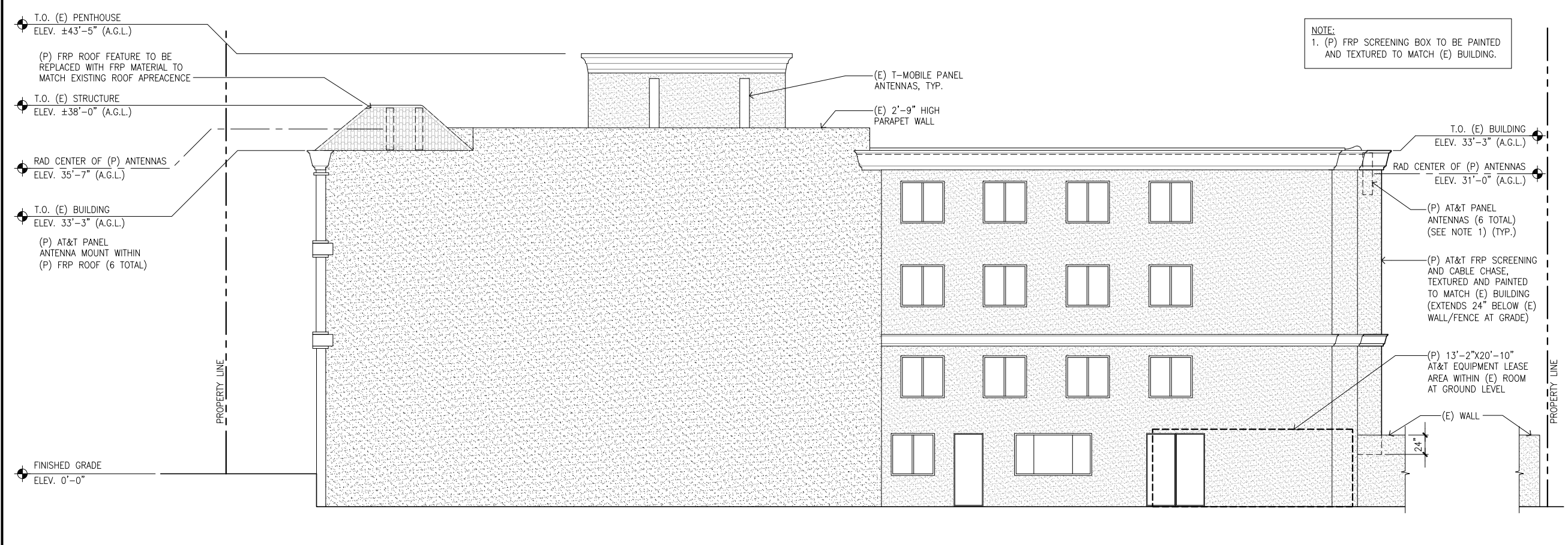
DRAWN BY	CHECKED BY	ISSUE DATE
RD	JSC	04.30.2013

SHEET NUMBER

A-4



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



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STAMP/SEAL

REVISIONS

REV	DATE/BY	DESCRIPTION
1	05/15/13 JSC	ISSUED FOR 100% ZDs
2	05/31/13 JSC	ISSUED FOR 100% ZDs
3	09/12/13 RD	CITY COMMENTS
4	10/17/13 RD	CITY COMMENTS
5	12/17/13 JSC	CITY COMMENTS

SITE INFORMATION
OC0163_CLU3538
BEST WESTERN
 6208 WEST COAST HIGHWAY
 NEWPORT BEACH, CA 92663
 ORANGE COUNTY

SHEET TITLE
ELEVATIONS

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
RD	JSC	04.30.2013

SHEET NUMBER

A-5



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STAMP/SEAL

REVISIONS

REV	DATE/BY	DESCRIPTION
1	05/15/13 JSC	ISSUED FOR 100% Zds
2	05/31/13 JSC	ISSUED FOR 100% Zds
3	09/12/13 RD	CITY COMMENTS
4	10/17/13 RD	CITY COMMENTS
5	12/17/13 JSC	CITY COMMENTS

SITE INFORMATION

OC0163_CLU3538
BEST WESTERN

6208 WEST COAST HIGHWAY
NEWPORT BEACH, CA 92663

ORANGE COUNTY

SHEET TITLE

BATTERY SPECIFICATIONS AND RF INFORMATION

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
RD	JSC	04.30.2013

SHEET NUMBER

A-6

NOTE:
THESE LEVELS ARE BELOW THE THRESHOLD OF ARTICLE 64 STATIONARY LEAD-ACID BATTERY SYSTEMS OF 100 GALLONS IN SPRINKLERED BUILDINGS & 50 GALLONS IN UNSPRINKLERED BUILDINGS.

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 MAY BE REQUIRED.
3. A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE AND WILL BE ISSUED BY AN OCFA FIRE INSPECTOR.
4. A HAZARDOUS MATERIALS IDENTIFICATION SIGN MAY BE REQUIRED, WITH THE FOLLOWING IN 1-INCH LETTERS: TOXIC LIQUID, CLASS 1 WATER REACTIVE LIQUID, CORROSIVE LIQUID.
5. AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
6. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UFC STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.

BATTERY MANUFACTURER INFORMATION

BATTERY MANUFACTURER: GNB INDUSTRIAL POWER
ADDRESS: 3950 SUSSEX AVE
AURORA, IL 60504
PHONE: (800) 523-4622
FAX: (610) 921-4052
ATTN: ERIC MURRAY

BATTERY SUMMARY

BATTERY TYPE: M12V155FT
BATTERY QUANTITY: 4
BATTERY WEIGHT: 119 LBS PER BATTERY
TOTAL BATTERY WEIGHT PER BTS: 4 BATTERIES X 119 LBS = 476 LBS
ELECTROLYTE QUANTITY PER BATTERY: 2.5 GALLONS PER BATTERY
ACID QUANTITY: %WT 18
% OF ACID IN ELECTROLYTES: 20.2% PER BATTERY
ELECTROLYTE QUANTITY PER BTS: 4 BATTERIES X 2.0 GALLONS = 8 GALLONS
ACID QUANTITY PER BTS: 4 BATTERIES X 0.6 GALLONS = 2.4 GALLONS
ARTICLE 64: NOT APPLICABLE
ARTICLE 80: NOT APPLICABLE

MARATHON™ Front Terminal Specifications

Model Number	Voltage	Capacity (AH)		Nominal Dimensions Inches			Nominal Dimensions Millimeters			Nominal Weight	
		8 Hr To 1.75 VPC @ 25°C	10 Hr To 1.80 VPC @ 25°C	A	B	C	A	B	C	lbs.	Kg
M12V105FT	12	104	100	20.12	4.33	9.38	511	110	238	79	35.8
M12V125FT	12	125	121	22.00	4.90	11.15	559	124	283	105	47.6
M12V155FT	12	155	150	22.00	4.90	11.15	559	124	283	119	53.8

MARATHON™ Front Terminal Electrical Data

Model Number	Short Circuit Current	Internal Resistance (mOhms)
M12V105FT	3125	4.0
M12V125FT	3814	3.2
M12V155FT	3883	3.0

Float Voltage & Charging
Constant Voltage Charging in Recommended Temperature Range: 2.27 VPC @ 25°C (77°F)
Recommended float voltage: 2.27 VPC @ 25°C (77°F)
Float Voltage Range: 2.25 to 2.30 VPC @ 25°C (77°F)
Equalize voltage: 2.35 VPC for 24 Hours

NOTE: Design and/or specifications subject to change without notice. If questions arise, contact your local GNB sales representative for clarification.

MARATHON™

From the World Leader in VRLA Battery Technology

Designed for durability in Telecommunications, and Electric Utility applications, the GNB FRONT Terminal MARATHON™ series provides high performance and reliability in long duration discharge applications. The location of the terminals on the front (vs. the top) of the battery greatly facilitates the installation and maintenance of the product when placed in a cabinet enclosure or on a standard relay rack tray. The MARATHON™ Front Terminal battery series highlights another example of GNB's extensive experience and world wide leadership in VRLA technology.

"Designed in" Quality Manufacturing

Quality manufacturing processes for the MARATHON™ series batteries incorporate the industry's most advanced technologies including: an automated helium leak detection system, a computer controlled "fill by weight" acid filler, and a temperature controlled water bath formation process. Each and every unit is capacity tested.

High Performance MARATHON™ Series Features

- Flame-retardant reinforced container and cover compliant with UL94 V-0, 28% L.O.I.
- Integrated flash arrester ultrasonically welded into cover.
- Patented "Diamond Side-Wall" design to maintain structural integrity in higher operating temperatures.
- Heat sealed case-to-cover bond to ensure a leak proof seal.
- High-Compression Absorbent Glass Mat (AGM) technology for greater than 99% recombination efficiency.
- High-tin, calcium, silver, lead positive plate design for maximum service float life; 10 year design life @ 25°C (77°F)
- Front Accessible Copper Alloy Terminals & "Easy On/Easy Off" Post Protector
- Reliable one-way, self-sealing safety vents.
- Integrated Carry Handles
- Multicell design for faster installation and reduced maintenance.

Applications

MARATHON™ series batteries incorporate GNB's advanced VRLA technology designed for long life and high performance in:

- Telecommunications**
 - Distributed Power
 - PCS
 - Cellular
 - Broadband
- Electric Utility**
 - Switchgear Control Power
 - Communications

UL Recognized Component

SPECIFICATIONS
Front Terminal Batteries



BATTERY SPECIFICATIONS

SECTOR	PROPOSED TECHNOLOGY	PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS							
		ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT. +/-)			
		AIR or NON-AIR	SIZE (4', 6', 8')			FEEDER/JUMPER LENGTH	FEEDER/JUMPER TYPE	DC CABLE	
SECTOR "A"	A1	LTE	NON-AIR	4'	0°	31'-0"	±50'	FXL (7/8")	±12' (AWG #8)
	A2	UMTS	NON-AIR	4'	0°	31'-0"	±50'	FXL (7/8")	±12' (AWG #8)
SECTOR "B"	B1	LTE	NON-AIR	4'	120°	35'-7"	±180'	LDF4 (1/2")	±180' (AWG #8)
	B2	UMTS	NON-AIR	4'	120°	35'-7"	±180'	LDF4 (1/2")	±180' (AWG #8)
SECTOR "C"	C1	LTE	NON-AIR	4'	300°	28'-0"	±200'	LDF4 (1/2")	±200' (AWG #8)
	C2	UMTS	NON-AIR	4'	300°	28'-0"	±200'	LDF4 (1/2")	±200' (AWG #8)

SECTOR	REMOTE RADIO UNITS (RRU'S)					
	RRU UP or DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MIN. CLEARANCES		
				ABOVE	BELOW	SIDES
SECTOR "A"	A1	DOWN	2	±50'	18"	8" 0"
	A2	DOWN	2	±50'	18"	8" 0"
SECTOR "B"	B1	UP	2	±10'	18"	8" 0"
	B2	UP	2	±10'	18"	8" 0"
SECTOR "C"	C1	UP	2	±10'	18"	8" 0"
	C2	UP	2	±10'	18"	8" 0"

RF INFORMATION