



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION ACTION REPORT**

**TO:** CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

**FROM:** Kimberly Brandt, Community Development Director  
Brenda Wisneski, Deputy Community Development Director

**SUBJECT:** Report of actions taken by the Zoning Administrator, Hearing Officer, and/or Planning Division staff for the week ending February 28, 2014

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**HEARING OFFICER ACTION**

**Item 1:** Ohio House - Reasonable Accommodation Permit No. RA2013-001 (PA2013-198)  
610 36th Street, upstairs and downstairs unit

Action: Denied by Resolution No. HO2014-001                      Council District 1

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

**Item 1:** Chase Sign Program – Activity No. CS2013-010 (PA2013-178)  
1470 Jamboree Road

Action: Approved    Council District 5

**Item 2:** Lawry’s Restaurant Staff Approval – Activity No. SA2014-004 (PA2014-020)  
3801 E. Coast Highway

Action: Approved    Council District 6

**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.

**RESOLUTION NO. HO2014-001**

**A RESOLUTION OF A HEARING OFFICER OF THE CITY OF  
NEWPORT BEACH DENYING REASONABLE  
ACCOMMODATION NO. 2013-001 FOR A RESIDENTIAL CARE  
FACILITY LOCATED AT 610 36<sup>th</sup> STREET AND OPERATED BY  
OHIO HOUSE, INC. (PA2013-198)**

THE HEARING OFFICER OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

**SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by Brandon Stump, as owner of Ohio House, LLC, with respect to property located at 610 36<sup>th</sup> Street, and legally described as Lot 6, Block 635 of Canal Section Tract, requesting accommodation from the requirements of Newport Beach Municipal Code (NBMC) Section 20.18.020 (Residential Zoning Districts Land Uses and Permit Requirements).
2. The applicant proposes to allow the continued operation of an existing unlicensed residential care facility for up to 10 clients in recovery from alcohol and/or drug addiction and one resident supervisor in a duplex.
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 (R-2).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Two-Unit Residential (RT-D).
5. A public hearing was held on February 24, 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 Hearing Officer at this meeting.

**SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.**

Pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, projects which a public agency rejects or disapproves are not subject to CEQA review.

**SECTION 3. REQUIRED FINDINGS.**

In accordance with Section 20.52.070 of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the Fair Housing Laws.*

Facts in Support of Finding:

1. The Ohio House submitted a statement signed under penalty of perjury that every client of the facility is in recovery from alcohol and/or drug addiction. Federal regulations and case law have defined recovery from alcoholism and drug addiction as a disability because it is a physical or mental condition that substantially impairs one or more major daily life activities.

Finding:

- B. *The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.*

Facts Do Not Support The Finding:

1. There are several other facilities in the City which provide a sober living environment for 6 or fewer persons and 7 or more persons in duplex structures located in the R-2 Zoning District. The number of sober living beds available in other previously authorized facilities provide ample alternatives to offer current and potential Ohio House clients with an opportunity to enter the housing type of their choice within the same Balboa Peninsula neighborhood as the subject property. Overcrowding of the facility or institutionalization of the neighborhood interferes with the clients' reintegration into society.
2. In February 2014 City staff estimated that there are 335 authorized residential care facility client beds with 201 of those beds currently operating in the 26 open facilities within the City. These residential care facilities within the City include several in R-2 Zoning Districts in the Balboa Peninsula area and could provide a person recovering from addiction with an equal opportunity to live in a sober living environment without granting the accommodation.
3. The applicant has not provided adequate evidence or information clearly demonstrating that the size or type of facility requested is necessary for the facility's financial viability. In addition, the information that has been provided by the applicant does not clearly state why exemption from the Residential District Land Use Regulations requirements is necessary to make its facilities viable in light of the current market for the type of services it provides. The applicant does state that Ohio House is more affordable than other facilities but does not provide evidence of this.
4. The applicant has not submitted any information that would demonstrate that clients of the facility will receive any greater therapeutic benefit from this unlicensed

large facility than several other large facilities licensed and authorized by the City within the Balboa Peninsula area.

Finding:

*C. That the requested accommodation will not impose an undue financial or administrative burden on the City as "undue financial or administrative burden" is defined in Fair Housing Laws and interpretive case law.*

Facts Do Not Support The Finding:

1. The applicant states the clients are not transient, and has reported that the typical length of stay is eight months. However, to date there has been increased Code Enforcement activity associated with the large facility. Code Enforcement has been provided evidence of parking, littering, and noise violations discussed in detail on page 17 of the staff report. This could impose an undue financial or administrative burden on the City.

Finding:

*D. That the requested accommodation will not result in a fundamental alteration in the nature of a City program, as "fundamental alteration" is defined in Fair Housing Laws and interpretive case law.*

Facts Do Not Support The Finding:

1. Authorizing the continued use by an operator who established a facility illegally would undermine a basic purpose of the City's General Plan and Zoning Code. Policy LU 6.2.7 of the City of Newport Beach General Plan requires the City to regulate day care and residential care facilities to the maximum extent allowed by federal and state law to minimize impacts on residential neighborhoods. The City adopted Ordinance No. 2008-5 in order to implement General Plan Policy LU 6.2.7.
2. To implement the stated purposes of the General Plan and Zoning Code, Ordinance No. 2008-5 placed regulations on all groups not living either as single housekeeping units or in a residential care facility classified as "Residential Care Facilities". These regulations are in place to ensure that the fundamental purposes of the Zoning Code can be achieved, and so that adverse secondary impacts that residential care facilities may have on the surrounding neighborhood can be mitigated. The Zoning Code requires that:
  - Unlicensed Residential Care Facilities are only allowed within the Multi-Family Residential Zoning Districts and may not operate without the approval of a conditional use permit.

- An express purpose of requiring operational standards for conditional use permits in residential zones is to ensure that conditional uses are operated in a manner consistent with federal, state, and local law; and
  - A required finding to grant approval of a conditional use permit in a residential zoning district is that the operator does not have a demonstrated pattern or practice of operating similar uses in violation of federal, state, or local law.
3. To support the General Plan's purpose of minimizing impacts of residential care facilities on residential neighborhoods, the Zoning Code regulates such facilities to the maximum extent permitted by law, even when granting reasonable accommodations. Waiving operational standards provided by a conditional use permit and permitting a large residential care facility where it is prohibited inhibits the City Council to provide the maximum protection required by the General Plan and would undermine a basic purpose of the General Plan and the Zoning Code. In the case of Ohio House, the operator has demonstrated a practice of operating a facility in violation of local laws.
  4. Ohio House established the facility in May 2013 without first applying for and receiving a reasonable accommodation from the City, which is a violation of Section 20.18.030 of the NBMC. The Hearing Officer found that given the violations of the NBMC, allowing Ohio House to continue operating at its current location would undermine one of the basic purposes and operational standards the Conditional Use Permit requirement was put in place to achieve. Specifically, the use does not conform to the operational standards established by Section 20.52.030(G.2.c).
  5. Overlooking the violations of local law by Ohio House, and waiving the Conditional Use Permit operational standards related to those violations is not consistent with the provisions of the General Plan. The establishment of "Residential Care Facility, General Unlicensed" uses in residential zoning districts where such uses are not permitted without first applying for and receiving a reasonable accommodation would be detrimental to the harmonious and orderly growth of the City.

Finding:

- E. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.*

Facts In Support Of The Finding:

1. A request for reasonable accommodation may be denied if granting it would pose "a direct threat to the health or safety of other individuals or result in substantial physical damage to the property of others." See 42 U.S.C. § 3604(f)(9). This is a very limited exception and can only be used when, based on the specific facts of a situation, a


requested accommodation results in a significant and particularized threat. Federal cases interpreting this exception in the FHAA indicate that requested accommodations cannot be denied due to generalized fears of the risks posed by disabled persons. In this case, there are no facts that suggest granting the requested accommodation would result in a significant and particularized threat.

SECTION 4. DECISION.

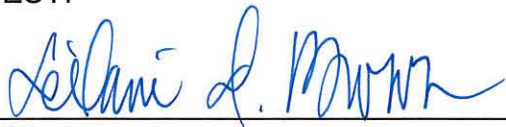
**NOW, THEREFORE, BE IT RESOLVED:**

1. The Hearing Officer of the City of Newport Beach hereby denies Reasonable Accommodation No. RA2013-001, and the operator shall abate the use in the lower unit by May 21, 2014, and shall abate the use in the upper unit by July 31, 2014. Both units are subject to the Abatement Operational Conditions set forth in Exhibit "A" attached hereto and made a part hereof.
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 City Clerk in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

**PASSED, APPROVED AND ADOPTED THIS 28<sup>th</sup> DAY OF FEBRUARY, 2014.**

BY:   
Hon. John C. Woolley, retired Judge  
(California Superior Court, Orange County)  
Hearing Officer for the City of Newport Beach

ATTEST:

  
City Clerk



## EXHIBIT "A"

### ABATEMENT CONDITIONS ASSOCIATED WITH DENIAL OF REASONABLE ACCOMMODATION NO. RA2013-001

Ohio House, LLC  
610 36<sup>th</sup> Street, Newport Beach

1. **Abatement Period.** This use shall abate no later than May 21, 2014, from the lower unit and no later than July 31, 2014, from the upper unit.
2. **Occupancy Level.** The Operator shall limit occupancy of the lower unit to five client beds and occupancy of the upper unit to five client beds and one on-site resident manager can reside in either of the units. Operator shall not accept any new resident clients for either of the units during the abatement period.
3. **Staffing.** Operator shall have one qualified manager on-site at all times clients are present at the facility to appropriately and responsibly manage the facility.
4. **Governmental Referrals.** Operator shall not provide any services to any client or house any client who has been referred or caused to be referred to this facility by any governmental agency, including but not limited to probationers or parolees.
5. **Assembly Uses.** Assembly uses, including meetings and gatherings with non-resident attendees, are prohibited at the facility, except those that are limited solely to client residents of the facility and facility staff.
6. **Medical Waste.** Any and all medical waste generated through the operation of the facility shall be disposed of in accordance with the Newport Beach Municipal Code, all other laws and best industry standards and practices.
7. **Trash.** Operator shall abide by the City's regulations regarding trash disposal including providing the proper amount of trash cans for the property's use (so that cans do not overflow), placing the cans out no earlier than 7:00 p.m. the evening prior to collection, and placing the cans back in the side yard (or other contained area) no later than 6:00 p.m. the day of collection.
8. **Smoking & Cigarette Litter.** No clients, guests, or any other users of the subject property may smoke in an area from which the secondhand smoke may be detected on any parcel other than the parcel upon which the use is located. Ohio House, LLC shall enforce house rules against litter, including prohibiting clients, staff, and/or residents from littering cigarette butts on the ground, sidewalk, gutter or street.
9. **Vehicles, Parking & Garages.** All vehicles associated with this facility, including the client transportation vehicle, shall park on site. This facility may

have a maximum of two vehicles associated with its use. The Operator shall keep the two designated garage parking spaces at the facility open and available for parking for the manager and resident clients at all times. Client move-out shall be accomplished in such a manner that traffic on area streets and/or neighboring driveways is not blocked.

10. **Transportation.** Facility residents and staff shall abide by and respect all City rules regarding parking, stopping and waiting to load and unload resident clients, and driving on City streets. All client transportation drivers are prohibited from stopping or double-parking in a traffic lane, or blocking a sidewalk.
11. **Quiet Hours.** The on-site facility manager shall maintain "Quiet Hours" between 10:00 p.m. to 8:00 a.m., daily, where persons on the street or on adjacent properties cannot hear any noise (including music, TV's, voices) from the facility except in an emergency.
12. **Profanity and Lewd Behavior.** Operator shall not tolerate lewd behavior, lewd speech, or profanity at the subject property. Profanity at a level audible to neighboring residents may result in an administrative citation issued by the City upon the property owner and operator.
13. **Deliveries.** Any deliveries of business products, or other packages, goods, or other tangible items to the facility shall be made during weekdays between the hours of 9:00 a.m. and 5:00 p.m.
14. **Contact Information.** Operator shall provide area residents and the City with a 24/7 contact name, phone number and e-mail address to assist residents and the City with problems or concerns arising from the facility. E-mails or messages left for the Operator's designated contact shall be responded to within the next 24-hour period.
15. **Building and Zoning.** Operator recognizes that the subject property has specific setbacks from the side yards, front yard, and/or back yard per the City's Building and Zoning Codes. Operator will keep these setbacks clear of obstructions, including building obstructions. The orderly storage of trashcans is acceptable in setbacks.
16. **Facility Nuisances.** The subject property shall not be unsafe, unsightly or poorly maintained. If Operator receives a nuisance violation from the City in regard to any of these issues, Operator shall correct the violation within seven (7) days or contact the City directly to negotiate a mutually agreeable timeline.
17. **Beaches and Other Common Gathering Areas.** Operator's use of the beaches and/or other common or public gathering places for meetings, prayer, conversation, or any other gatherings shall show due respect to non-resident



visitors, residents, and/or other beachgoers, thus allowing them to take full enjoyment of the beach and/or other common or public gathering places. Operator shall not conduct business on the beach and/or other common or public gathering places (per NBMC 10.08.030).

18. **Services to Facility's Clients or Residents.** Operator will use industry's best practices to ensure that the facility's clients or residents stay in recovery (including scheduled substance testing, random substance testing, and encouragement of 12-Step meetings or counseling). Operator shall ensure that any client or resident removed from Operator's program or facility has the resources necessary to return home.
19. **Federal, State and Local Laws.** Operator shall comply with all federal, state, and local laws. The issuance of this reasonable accommodation shall not constitute a waiver of the requirements of any federal, state or local law, including the requirements of the California Building Code and Fire Code.
20. **Compliance with Conditions.** Operator shall comply with these conditions during the conditional abatement period, which concludes on May 21, 2014, for the lower unit and on July 31, 2014, for the upper unit.

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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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## **ZONING ADMINISTRATOR ACTION LETTER**

**Application No.**            **Comprehensive Sign Program No. CS2013-010 (PA2013-178)**  
**Applicant**                **Signtech Electrical Advertising, Inc**  
**Site Address**             **1470 Jamboree Road**  
**Legal Description**      **Parcel 1, Resubdivision 469**

On **February 28, 2014**, the Zoning Administrator approved Comprehensive Sign Program No. CS2013-010 for an existing single-tenant commercial building in accordance with the provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code.

A comprehensive sign program is required to allow three or more signs for a single-tenant property and to allow the following deviations from the Zoning Code:

1. An approximate 29 percent increase in sign area for each wall sign on a secondary frontage.
2. Relief from the requirement that wall signs be located within the middle 50 percent of a building frontage.
3. Relief from the requirement that wall signs located on adjacent walls on the same building be separated by a minimum of 30 feet (northwest building corner).
4. A second freestanding sign located on a street frontage where the Zoning Code allows one per site.
5. Locating a freestanding sign three feet back of a street property line (Santa Barbara Drive) where the Zoning Code requires freestanding signs be set back a minimum of five feet from a street property line.

The subject property is located within the Office General (OG) Zoning District and the General Plan Land Use Element category is General Commercial Office (CO-G). The property is located in the Coastal Zone. The Coastal Land Use Plan designation is COG-A (General Commercial Office).

This approval is based on the following findings and standards and subject to the following conditions.

## **FINDINGS AND STANDARDS FOR APPROVED SIGNS**

### Finding

- A. *This project has been determined to be categorically exempt pursuant to the State CEQA (California Environmental Quality Act) Guidelines under Class 11 (Accessory Structures).*

### Facts in Support of Finding

- A-1. Class 11 exempts minor structures accessory to existing commercial facilities, including signs. The proposed signs are incidental and accessory to the principal commercial use of the property and do not intensify or alter the use.

### Standard

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

### Facts in Support of Standard

- B-1. A comprehensive sign program is required whenever three or more nonexempt signs are proposed for a single-tenant property.
- B-2. The proposed Comprehensive Sign Program complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards) because it provides the commercial building with adequate identification while guarding against an excessive proliferation of signage. It preserves and enhances community appearance by regulating the type, size, location, quantity, and illumination of signs. Through said regulations, the Comprehensive Sign Program will enhance the safety of motorists and pedestrians by minimizing the distraction of signs, as well as to protect the life, health, property, and general welfare of City residents and visitors.
- B-3. The purpose of a comprehensive sign program is to integrate all of a project's signs. A comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs in order to provide incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of Chapter 20.42. This approval integrates all of the signs for the subject property while meeting the purpose and intent of Chapter 20.42.
- B-4. Approval of this Comprehensive Sign Program includes deviations to the area and location of wall signs, and number and location of freestanding signs, and allows the flexible application of the sign regulations to achieve a unified design theme that meets the purpose and intent of the Zoning Code.

- B-5. The Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines Manual because the proposed signs are designed to be compatible with the building in terms of scale, size, shape, location, and legibility. As proposed, signs are designed to effectively communicate a commercial message without creating sign clutter through the use of legible text that contrasts with the background. The location and size of the signs do not dominate, but rather are consistent with the proportions of the façade on which they are located.
- B-6. The wall signs proposed will be located on walls where the architectural design of the building suggests placement of a sign. Proposed signs employ a consistent sign pattern in location (upper corner of each façade) and are designed to fit with the overall scale of the building and its relationship to Jamboree Road and Santa Barbara Drive, consistent with the Citywide Sign Design Guidelines for wall signs.
- B-7. Freestanding signs are limited to street frontages and are designed to coordinate with, and not dominate the architectural style of the building. Freestanding signs dedicate area to identification of the building's street address, are perpendicular to the street, are illuminated internally, and surrounded by landscaping at the base, consistent with the Citywide Sign Design Guidelines for freestanding signs.

#### Standard

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

#### Facts in Support of Standard

- C-1. The site is located at the intersection of Jamboree Road and Santa Barbara Drive and is developed with a single-tenant commercial building oriented such that it fronts a street on three sides. The building is set back from the intersection behind existing palm trees and landscaping and is generally obstructed from view to vehicles travelling northbound on Santa Barbara Drive and Jamboree Road due to the width of the golf course at the rear of the property. Signs are designed to provide adequate identification to vehicles and enhance the overall design of the building and the site.
- C-2. All wall and freestanding signs integrate well with the character and architectural style of the building by maintaining consistency in design, location, and materials. Wall signs are placed in the upper corner of each building elevation fronting a street and incorporate the name and logo of the tenant. Freestanding signs are placed relatively the same distance back from the street intersection and are consistent in design.
- C-3. The proposed signs will not obstruct public views from adjacent roadways because there are no public views through or across the subject property.

- C-4. The signs have been reviewed and as conditioned, will not interfere with sight distance from any street, driveway, or parking area.

Standard

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

Facts in Support of Standard

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

Standard

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

Facts in Support of Standard

- E-1. The Comprehensive Sign Program establishes allowed type, number, location, and area of signage with flexibility to accommodate any existing and future tenant.
- E-2. It is not anticipated that future revisions to the Comprehensive Sign Program will be necessary to accommodate changes in tenants or uses. However, the Community Development Director may approve minor revisions to the Comprehensive Sign Program if the intent of the original approval is not affected.

Standard

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

Facts in Support of Standard

- F-1. The Comprehensive Sign Program allows for deviations from the Zoning Code with regards to the area and location of wall signs on a building frontage (outside of the middle 50 percent), and number and location of freestanding signs. The approval conforms to all other standards of Zoning Code Chapter 20.42, and enhances the overall development by integrating all of the project's signs with the overall site and structure design into a unified architectural statement.

- F-2. Allowing deviation for an approximate 29 percent increase in sign area for each wall sign located on a secondary frontage will provide enhanced visibility to traffic on Jamboree Road and Santa Barbara Drive which travel at higher rates of speed. Further, the roadways are characterized by long wide streets, limited driveway access, few traffic signals, and limited opportunities for vehicles to turn around which together, necessitate the larger signs.
- F-3. Allowing deviation from the requirement that wall signs be located in the middle 50 percent of a building frontage is reasonable given the architectural design and modulation of each building frontage, which limits the placement of signs. The proposed location in the upper corners of each façade provide visual consistency. Further, deviation from the requirement that wall signs be separated by a minimum of 30 feet on adjacent walls (northwest building corner) is appropriate due to the location of the building towards the interior of the lot. This location encourages signs be located on a façade closer to the street intersection due to existing trees and landscaping, which otherwise obstruct visibility to traffic.
- F-4. Modification Permit No. 1075, approved August 31, 1976, allowed freestanding signs along Jamboree Road and Santa Barbara Drive in similar locations to the signs proposed as part of this Comprehensive Sign Program. As those signs still exist today and have not presented a detriment to the property or surrounding area, allowing deviation for a second freestanding sign through this Comprehensive Sign Program is reasonable, and will ensure the building is adequately identified to vehicles and pedestrians along both street frontages.
- F-5. Allowing deviation in the location of the freestanding sign along Santa Barbara Drive (setback three feet from the property line) will provide enhanced visibility to the sign due to existing and proposed landscape hedges and mature palm trees which would otherwise obstruct the sign if setback the code required five feet from the property line. In addition, vehicles utilizing nearby parking spaces further obstruct visibility if the sign is placed five feet back of the property line.
- F-6. With the exception of the deviations requested, the signs allowed with this Comprehensive Sign Program approval comply with all requirements for signs included in the Zoning Code. The additional wall signs and freestanding signs will enhance the overall development on the site and will accomplish the purpose and intent of the Zoning Code.

#### Standard

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

#### Facts in Support of Standard

- G-1. The Comprehensive Sign program does not authorize the use of prohibited signs.

Standard

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

Facts in Support of Standard

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

**CONDITIONS**

1. All proposed signs shall be in substantial conformance with the approved plans, Comprehensive Sign Program Matrix Table, and provisions of Chapter 20.42 of the Newport Beach Municipal Code, unless otherwise indicated in the following conditions.
2. Anything not specifically approved by this Comprehensive Sign Program is prohibited.
3. A building permit shall be obtained prior to commencement of installation of the signs.
4. A copy of this letter shall be incorporated into the plan check sets of plans prior to issuance of building or sign permits.
5. This approval supersedes Modification Permit No. MD1075, which upon vesting of the rights authorized by Comprehensive Sign Program CS2013-010 shall become null and void.
6. Illuminated signs shall be regulated in accordance with the provisions of Section 20.42.070 of the Newport Beach Municipal Code. If, in the opinion of the Community Development Director, existing illumination creates an unacceptable negative impact on surrounding land uses or sensitive habitat areas the Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
7. The maximum height of any letter or logo shall be 36 inches.
8. The maximum sign area for wall signs on a secondary frontage shall be 48.75 square feet.
9. Signs shall be maintained in a clean and orderly condition.
10. Signs N1 and N2 shall comply with the City sight distance standard, STD-110-L and shall be located outside the limited use area.

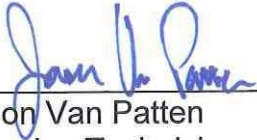
11. The Community Development Director may approve revisions to the Comprehensive Sign Program if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require approval of a new/revised comprehensive sign program by the Zoning Administrator.
12. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Division, so long as the sign size, copy configuration, and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of signs shall be exercised as necessary.
13. The Zoning Administrator may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.
14. 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.
15. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Chase Bank Sign Program including, but not limited to CS2013-010 (PA2013-178). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

**APPEAL PERIOD:** An appeal may be filed with the Director of Community Development within 14 days following the date the action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.



On behalf of Brenda Wisneski, Zoning Administrator

By:



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Jason Van Patten  
Planning Technician

JM/jvp

Attachments:   ZA 1 Sign Matrix  
                  ZA 2 Vicinity Map  
                  ZA 3 Site Photographs  
                  ZA 4 Project Plans

# **Attachment No. ZA 1**

Sign Matrix

**CHASE BANK COMPREHENSIVE SIGN PROGRAM MATRIX (PA2013-178)  
1470 JAMBOREE ROAD**

Primary Frontage:

A. Intersection of Jamboree Road and Santa Barbara Drive

Secondary Frontages:

B. Jamboree Road

C. Santa Barbara Drive

<b>Sign Type</b>	<b>Standards</b>
<i>Wall Sign</i> Primary Frontage A	Maximum number: 1 Maximum area: 75 square feet Maximum letter/logo height: 36 inches Illumination: Yes
<i>Wall Sign</i> Secondary Frontage B & C	Maximum number: 2 Maximum area: 48.75 square feet per sign Maximum letter/logo height: 36 inches Illumination: Yes
<i>Freestanding Sign</i> Secondary Frontage B & C	Maximum number: 2 Maximum area: 37.5 square feet per sign Illumination: Yes
<i>ATM Surrounds</i> Secondary Frontage C	Maximum number: 2 Maximum area: 2.3 square feet Maximum letter/logo height: 6 inches Illumination: Yes

Other Signage:

- Temporary signs shall be regulated by the provisions of Chapter 20.42.090 (Standards for Temporary Signs).
- Exempt signs shall be regulated by the provisions of Chapter 20.42.100.B (Exemptions to Sign Permit Requirement).
- All other sign types not listed are not permitted.
- Signs shall comply with the provisions of Section 20.42.080 of the Newport Beach Municipal Code, Standards for Specific Types of Permanent Signs, unless indicated by the table matrix and/or findings and conditions of the associated action letter.

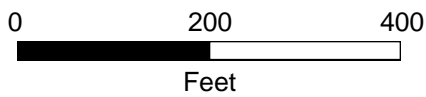
# **Attachment No. ZA 2**

Vicinity Map



Subject Property

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: 2009-2011 photos provided by Eagle Imaging [www.eagleaerial.com](http://www.eagleaerial.com)

# **Attachment No. ZA 3**

Site Photos







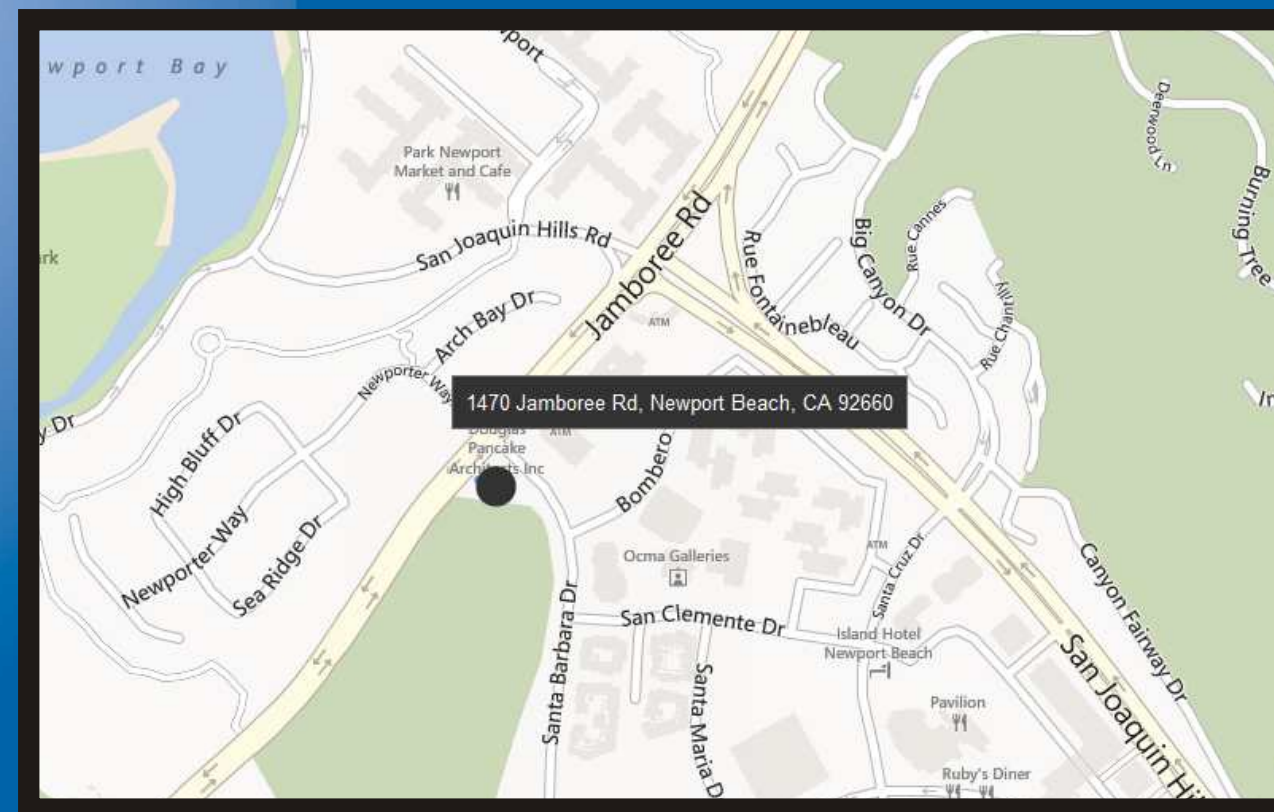
# **Attachment No. ZA 4**

Project Plans



#40344

Jamboree and Santa Barbara  
1470 Jamboree Rd  
Newport Beach, CA. 92660



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**JP Morgan Chase Bank  
#40344**

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1470 Jamboree Rd  
Newport Beach, CA. 92660**

Initial Date: 07/08/13  
Salesperson: Arthur Navarro  
Coordinator: Lisa Brevard  
Designer: kendra pickett  
Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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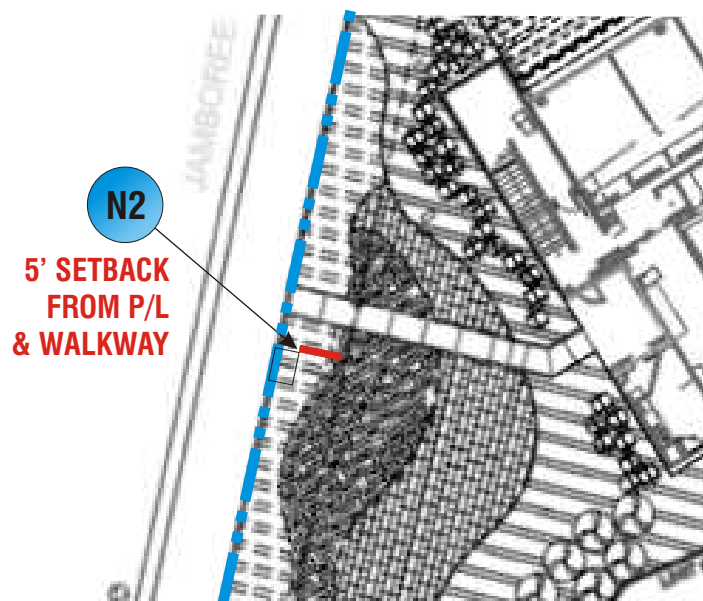
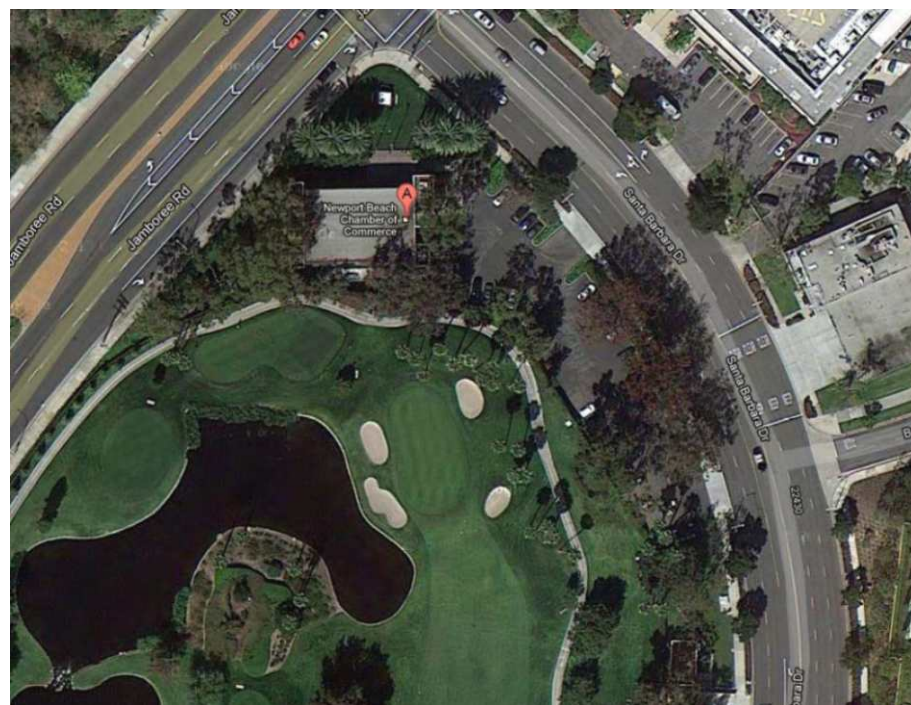
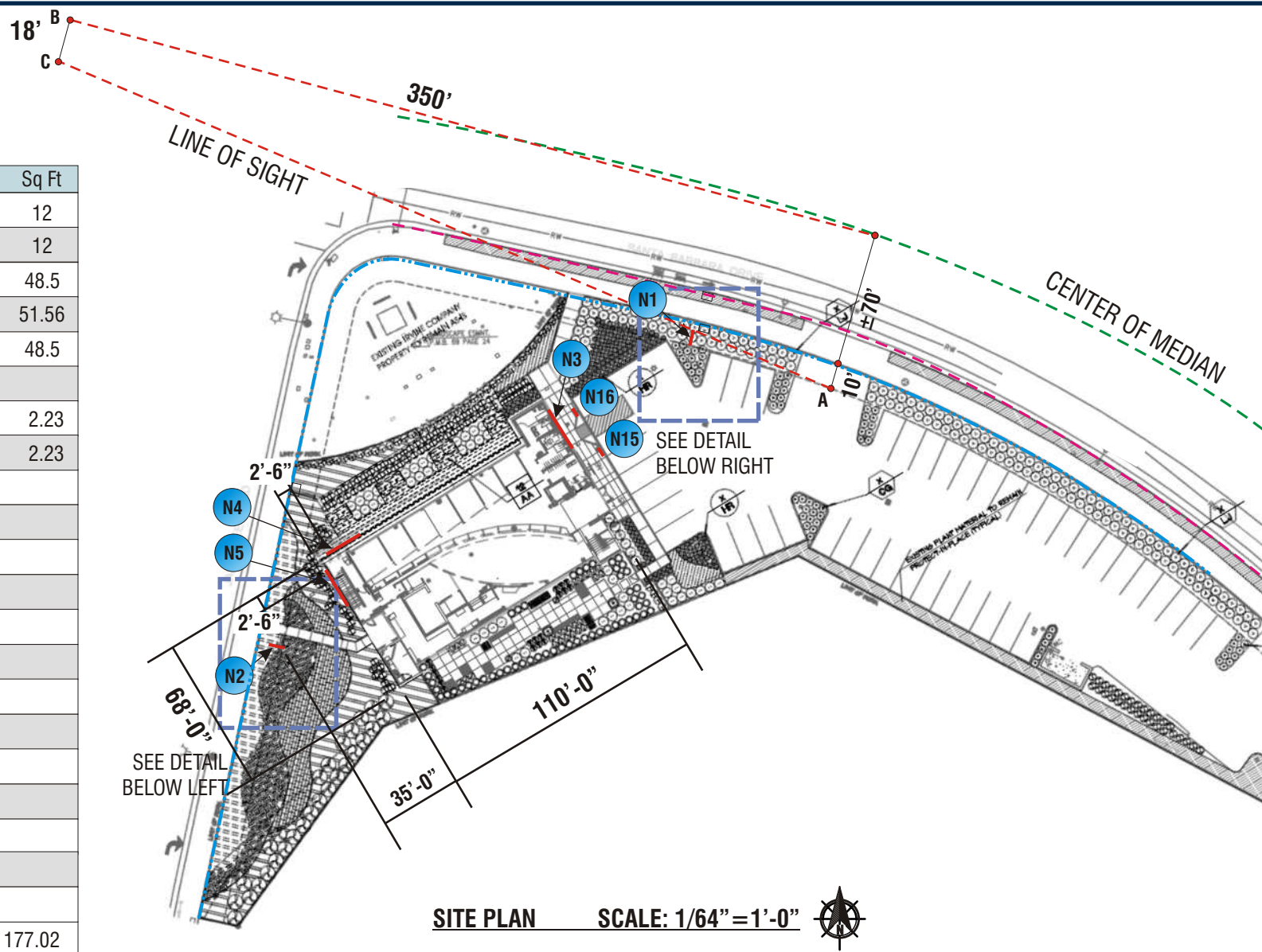
Drawing Number: 13-00850

Work Order Number: 56910

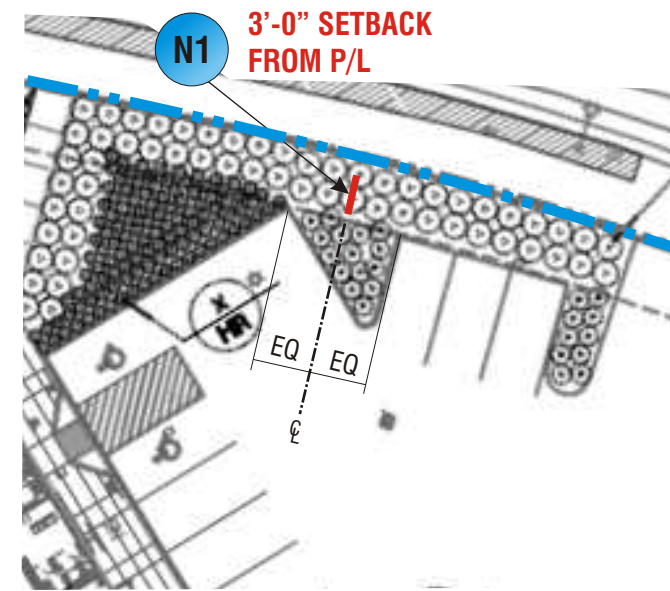
### SIGN LEGEND

Elevation	No.	Sign Type	Description	Sq Ft
	N1	CUSTOM M-12-RE	Internally Illuminated Monument Sign	12
	N2	CUSTOM M-12-RE	Internally Illuminated Monument Sign	12
East	N3	CUSTOM LIF-WBO-27.6	27.6" White Channel Letters and Custom 36" Logo	48.5
North	N4	CUSTOM LIF-WBO-30	30" White Channel Letters and Custom 36" Logo	51.56
West	N5	CUSTOM LIF-WBO-27.6	27.6" White Channel Letters and Custom 36" Logo	48.5
	N6	BGW	Blue Glowing Wall	
	N7	CUSTOM SUR-BGW	Blue Glowing Wall ATM Surround	2.23
	N8	CUSTOM SUR-BGW	Blue Glowing Wall ATM Surround	2.23
	N9	EBKWALL-GLO-AFF-R	Affluent Illuminated EBK Right Side Panel	
	N10	EBKWALL-GLO-AFF-R	Affluent Illuminated EBK Right Side Panel	
	N11	EBKWALL-GLO-AFF-R	Affluent Illuminated EBK Right Side Panel	
	N12	EBKWALL-GLO-AFF-R	Affluent Illuminated EBK Right Side Panel	
	N13	CUSTOM LETTERSET	Custom Stainless Steel Letterset	
	N14	WO-AFF-IN-SCU-23.6	Interior ATM Vestibule Octagon	
	N15	TC-P-ADA-V-CA-RE	Pole Mount Handicap Parking Sign - Van Accessible	
	N16	TC-P-ADA-CA-RE	Pole Mount Handicap Parking Sign	
	N17	CPC-EWP-DF-20.5-RE	CPC Entrance Wall Plaque - Interior Glass Mount	
	N18	NONE	REMOVED FROM SCOPE OF WORK	
	N19	CPC-TTS-10-RE	CPC Table Top Sign	
	N20	CPC-TTS-10-RE	CPC Table Top Sign	
	N21	CPC-GSFS-28	CPC Storefront Sign	

Total Proposed Sq Ft 177.02



SITE PLAN DETAIL NOT TO SCALE



SITE PLAN DETAIL NOT TO SCALE



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#### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

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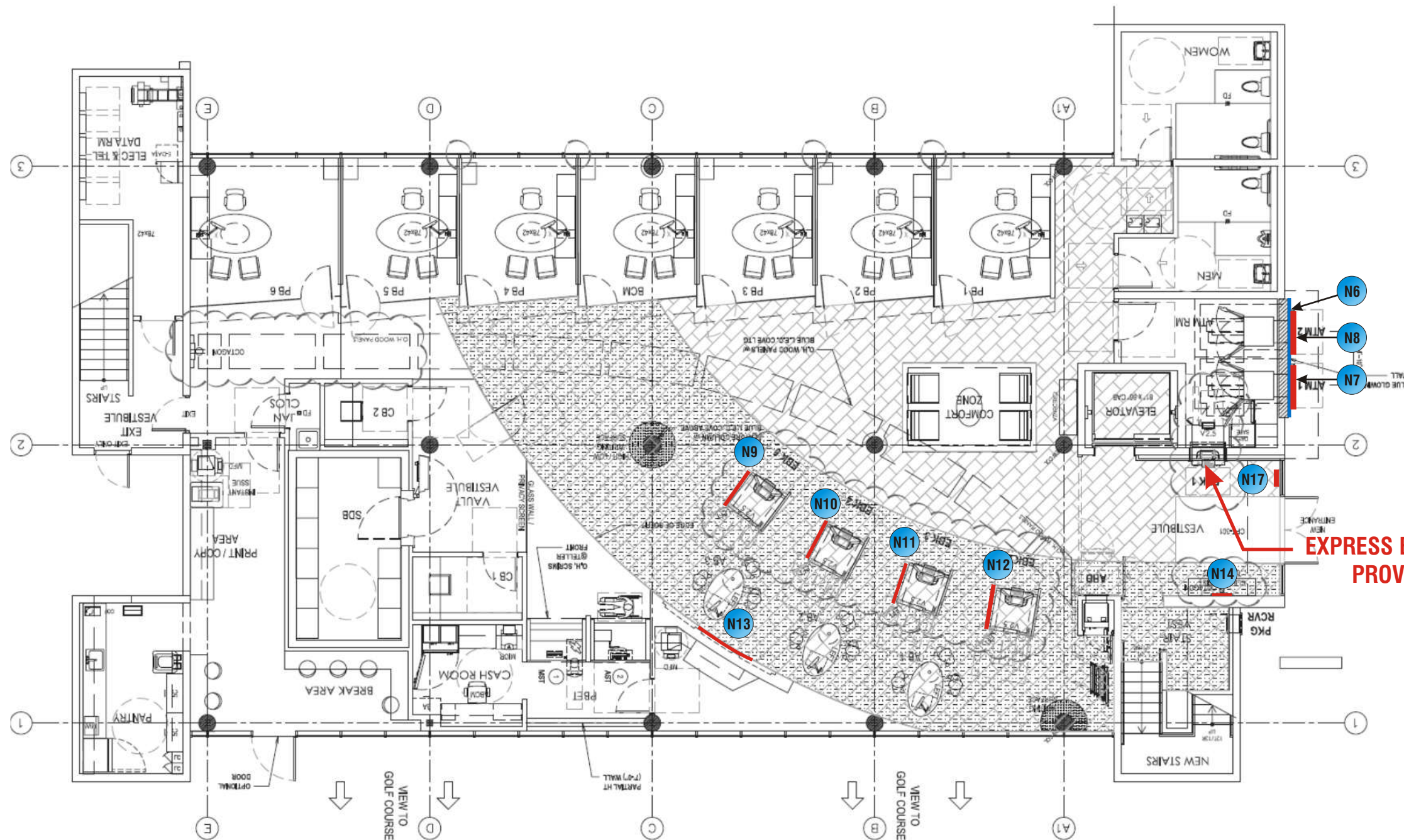
Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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#### Site Plan and Sign Legend



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

DATE  
2013-10-01



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Scale: As noted

**EXPRESS BANKING KIOSK TO BE PROVIDED BY OTHERS**

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

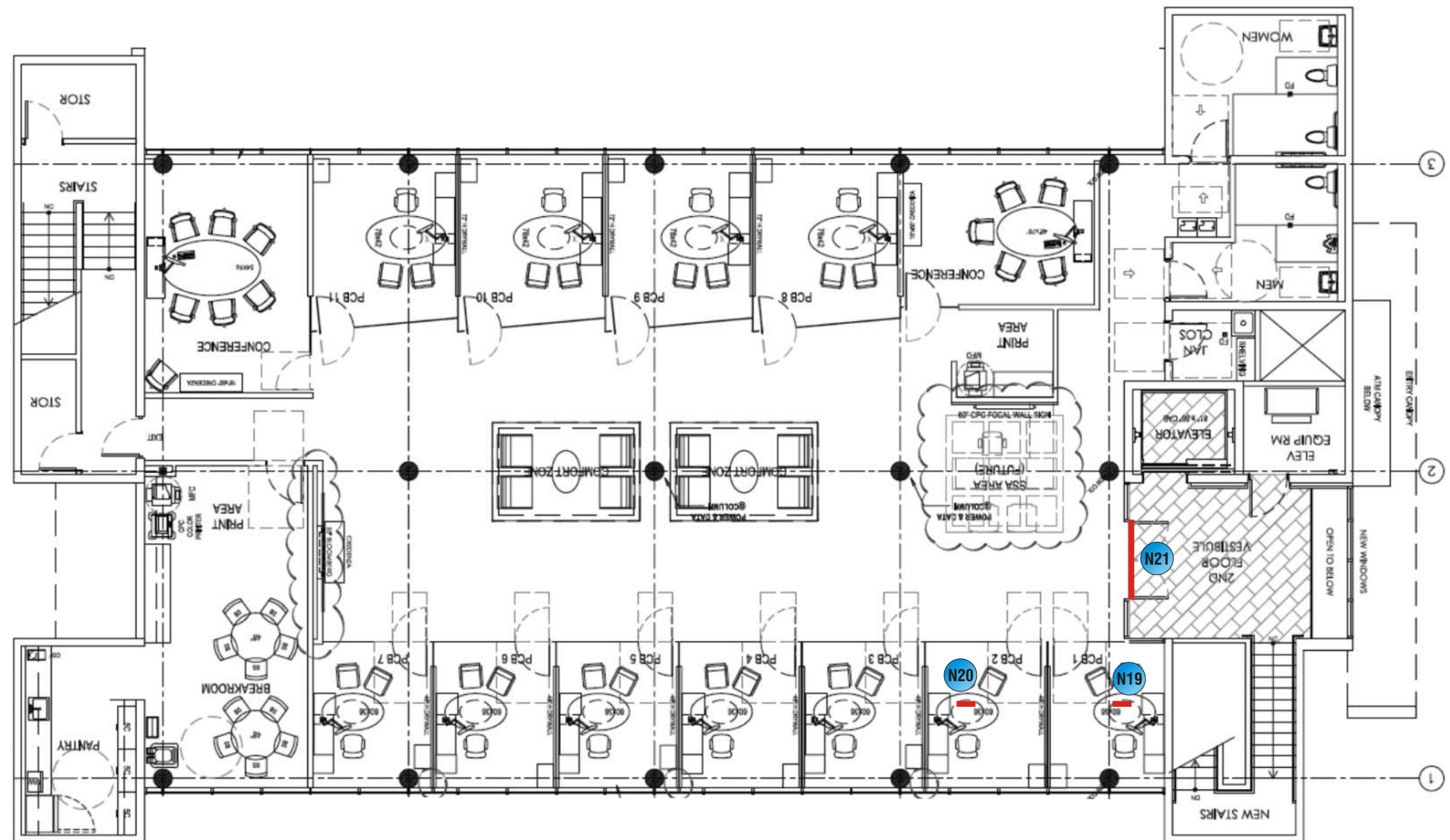
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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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



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**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

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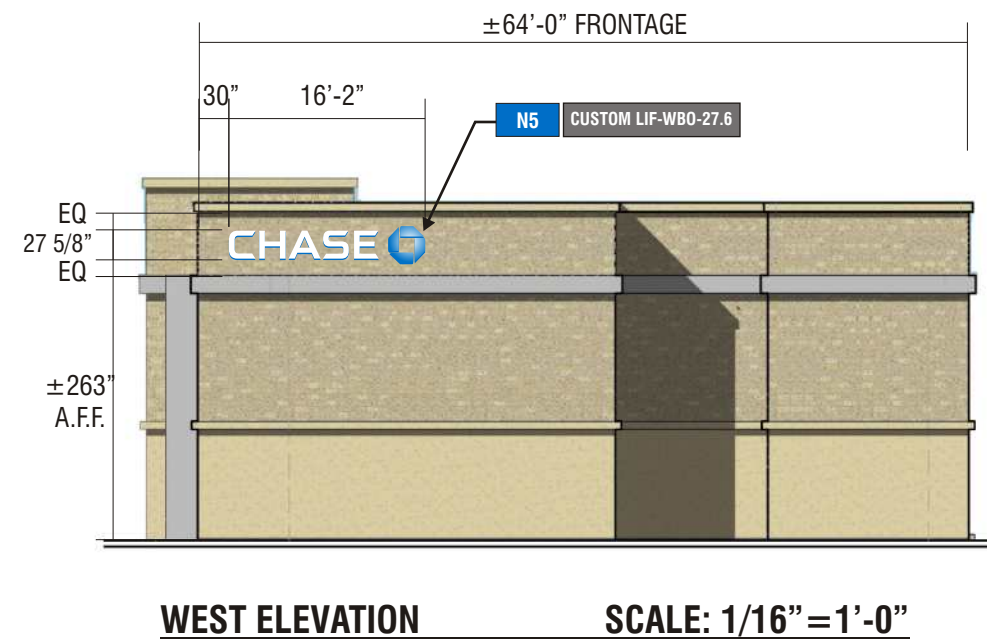
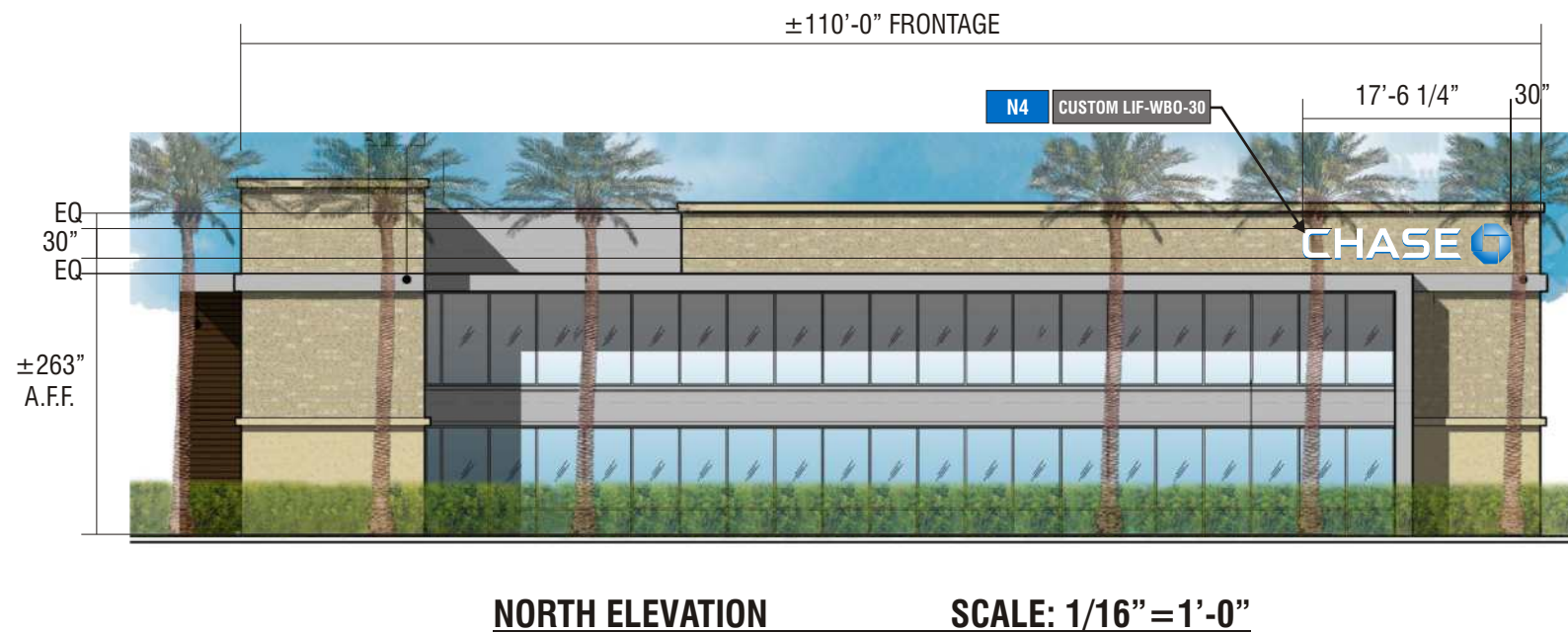
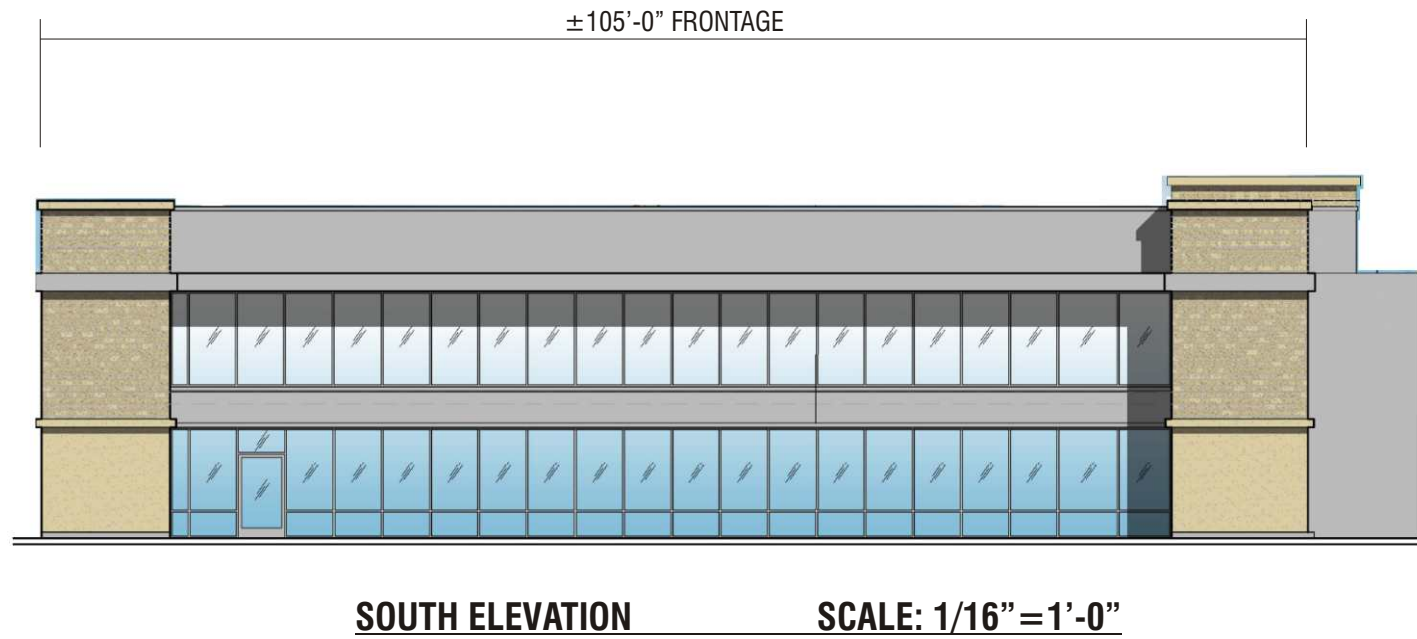
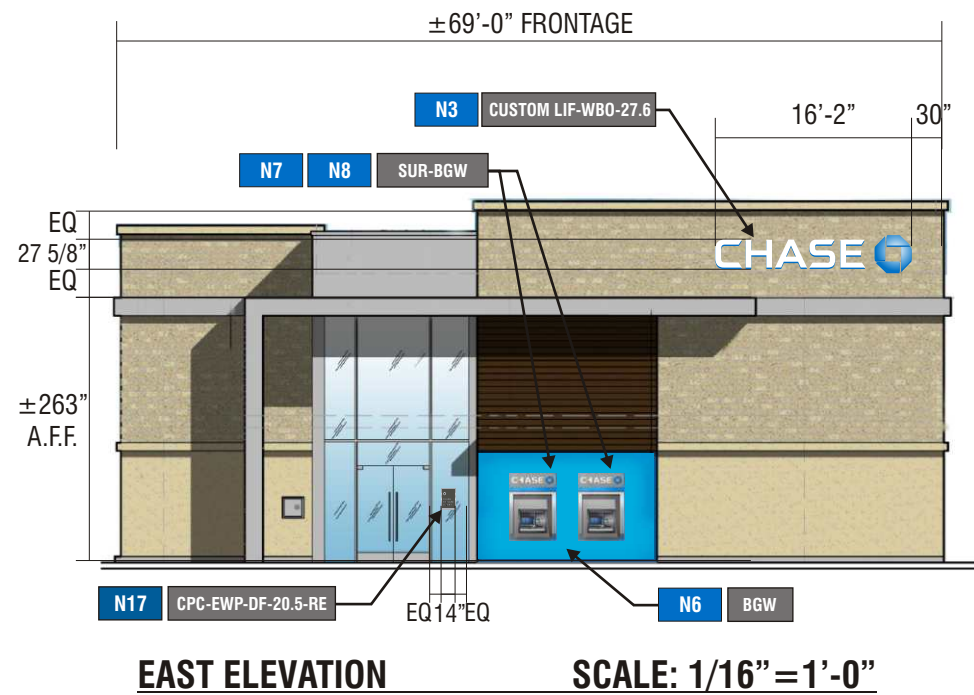
Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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# SIGNAGE OVERVIEW



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## CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

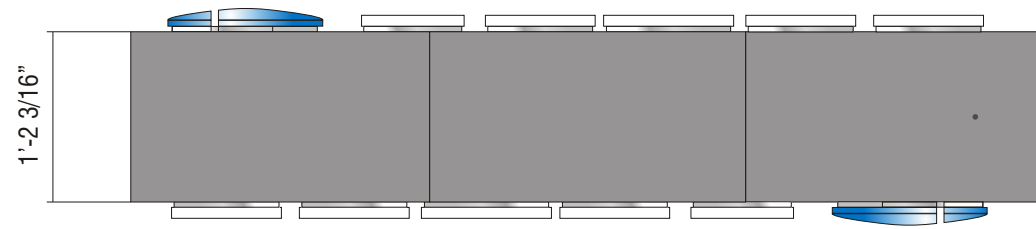
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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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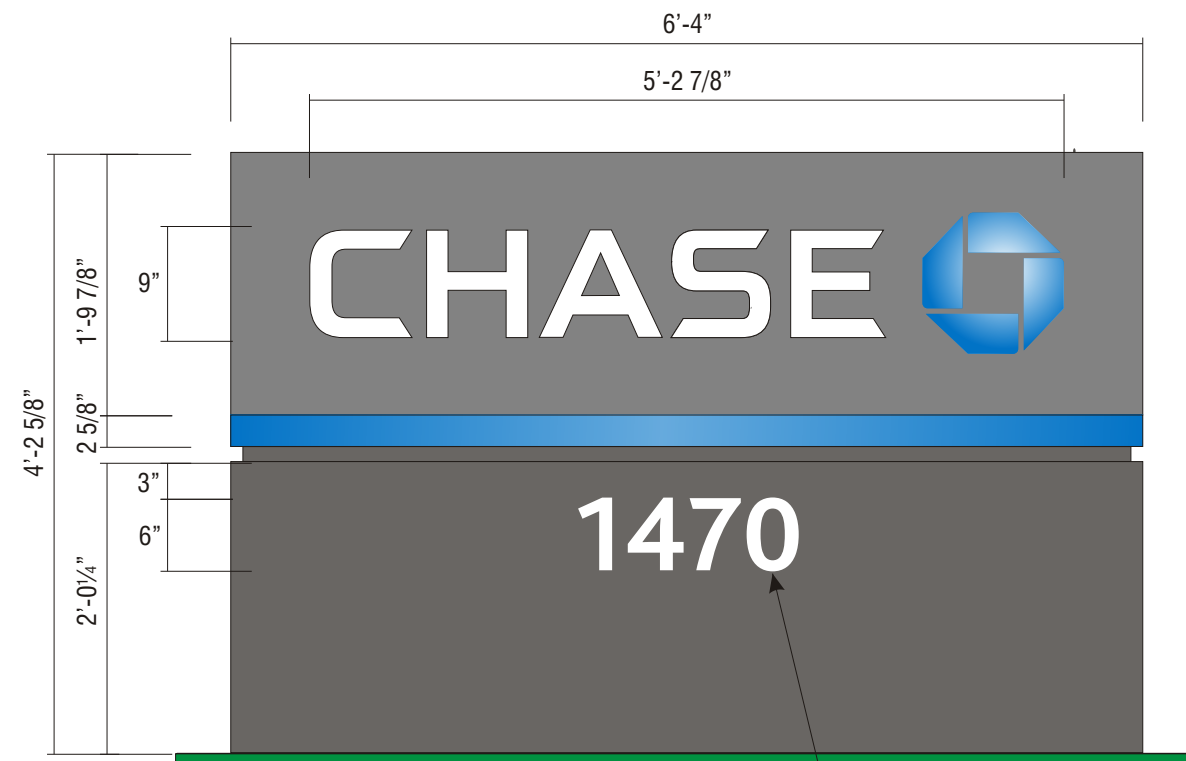
Drawing Number: 13-00850

Work Order Number: 56910



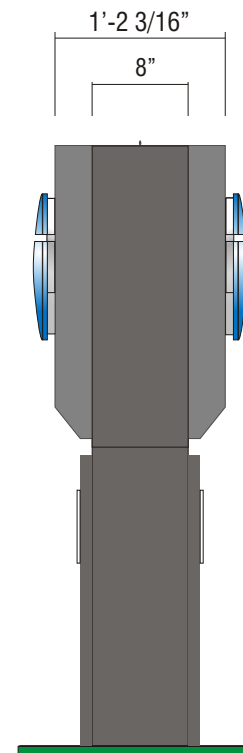
2 TOP VIEW  
Scale: 3/4" = 1'-0"

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



1 ELEVATION VIEW  
Scale: 3/4" = 1'-0"

1/4" FCO ADDRESS NUMERALS, PAINT SEMI-GLOSS MATTHEWS WHITE. AFFIX TH BOTH SIDES USING VHB TAPE & SILICONE ADHESIVE



3 END VIEW  
Scale: 3/4" = 1'-0"

**N1** **N2** SIGN TYPE CUSTOM M-12-RE

**MANUFACTURE AND INSTALL TWO (2) INTERNALLY ILLUMINATED D/F MONUMENT SIGNS**



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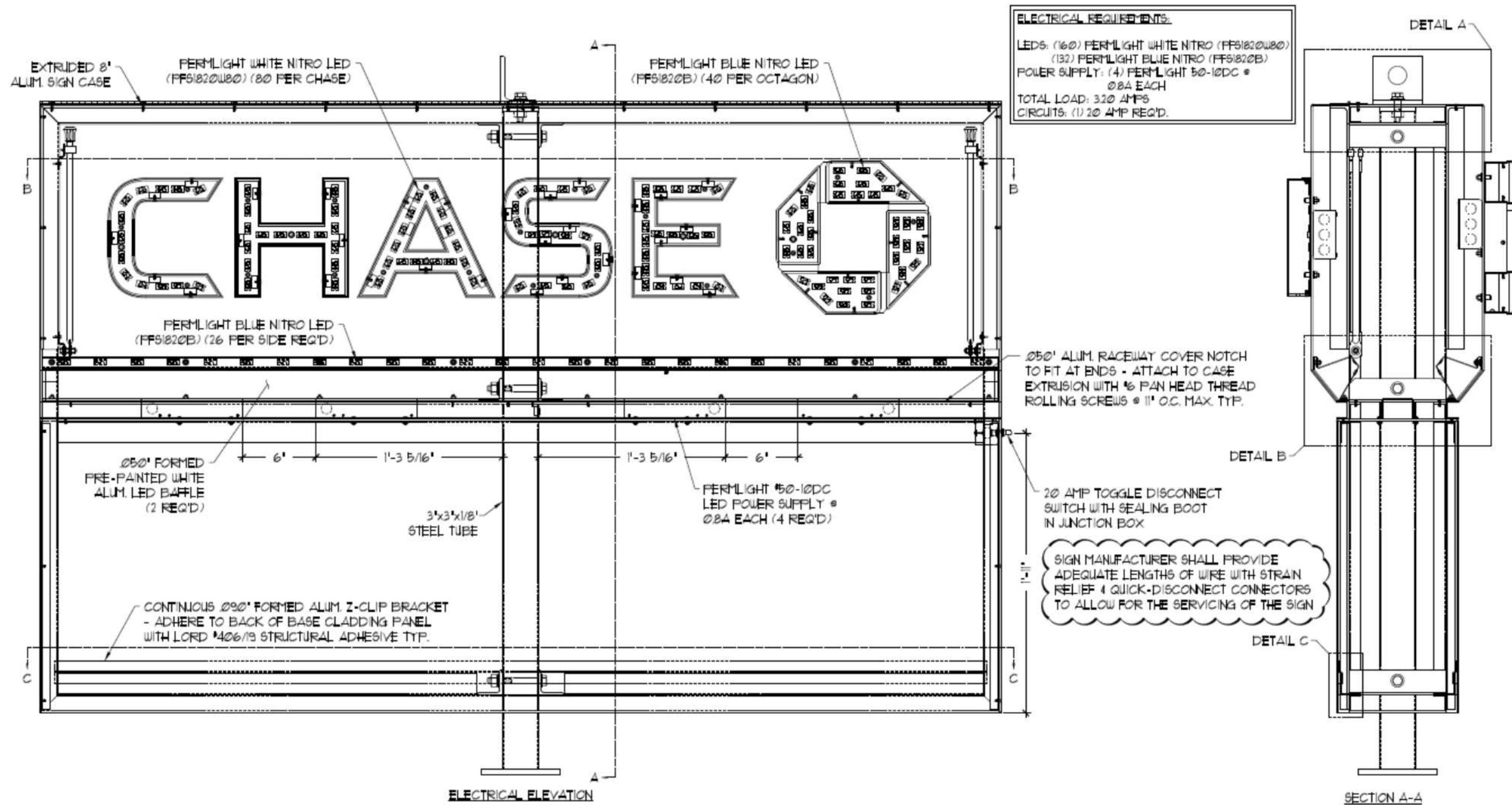
Signtech does NOT provide primary electrical to sign location -  
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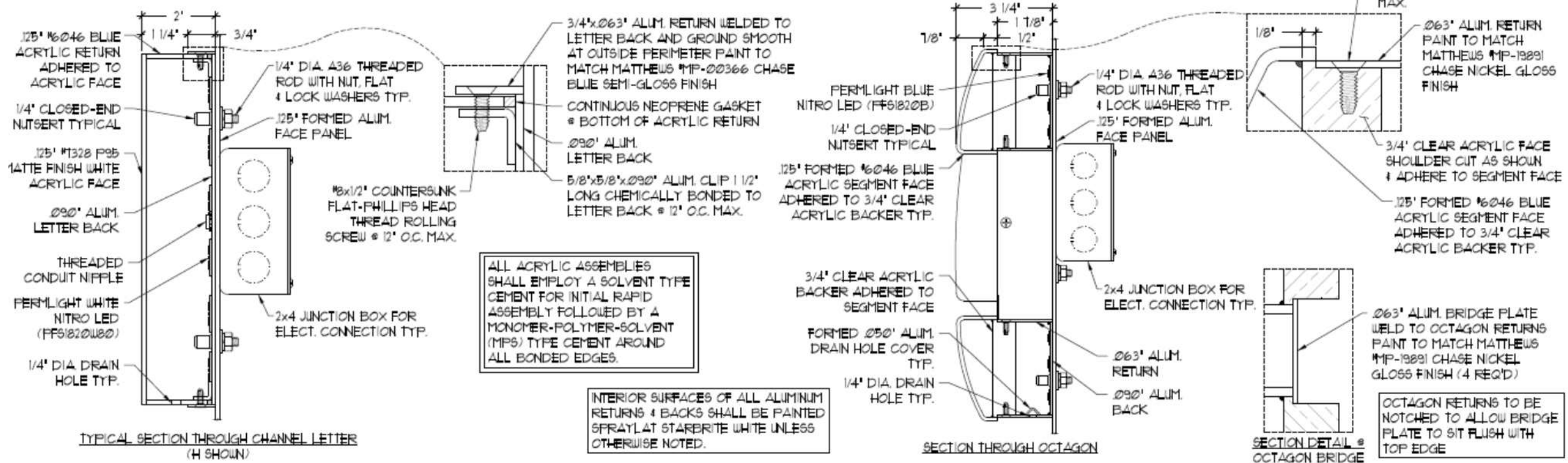
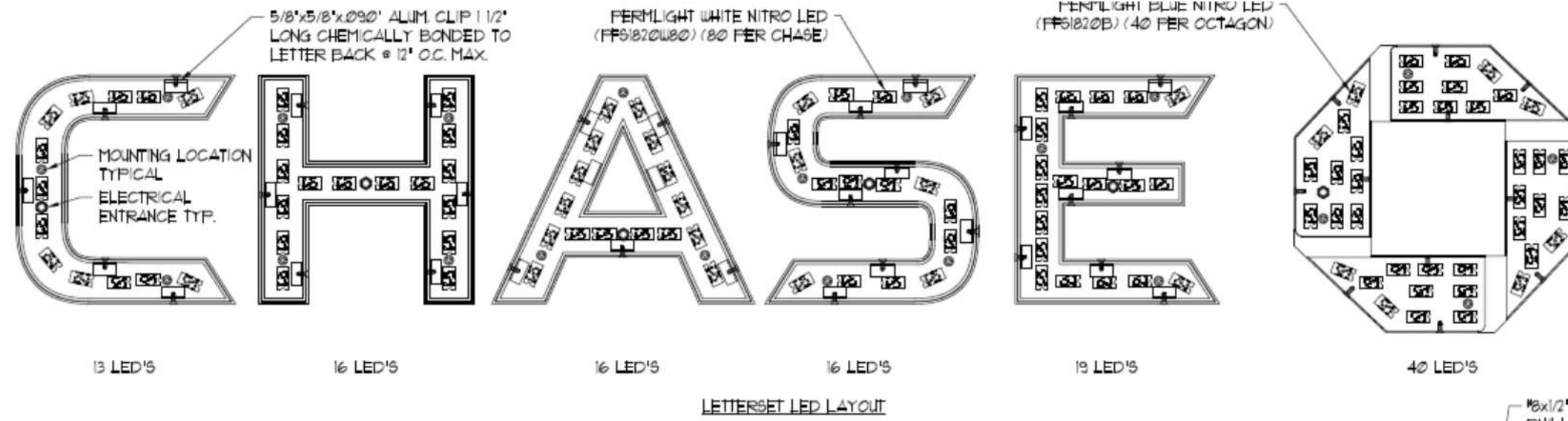
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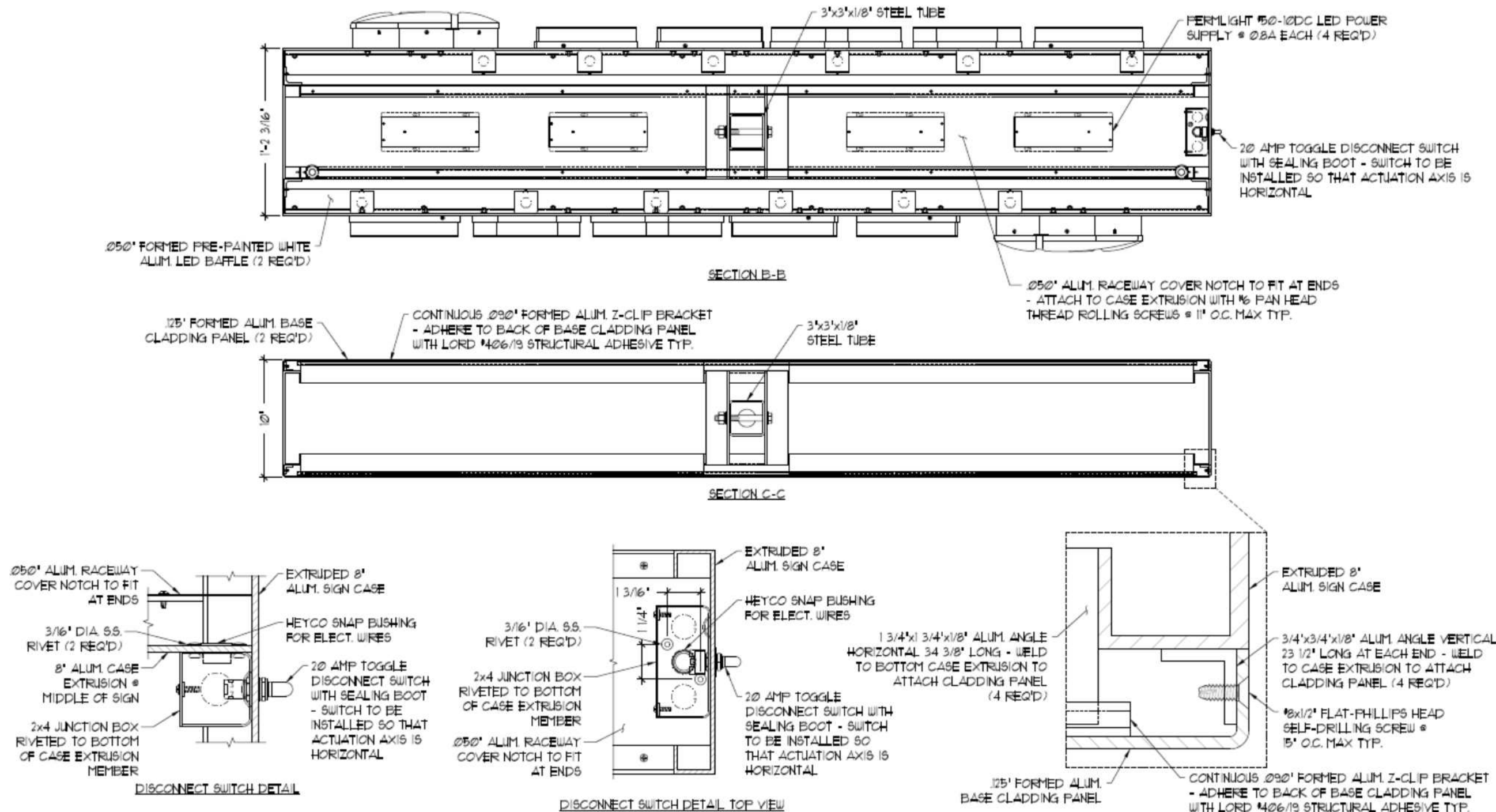
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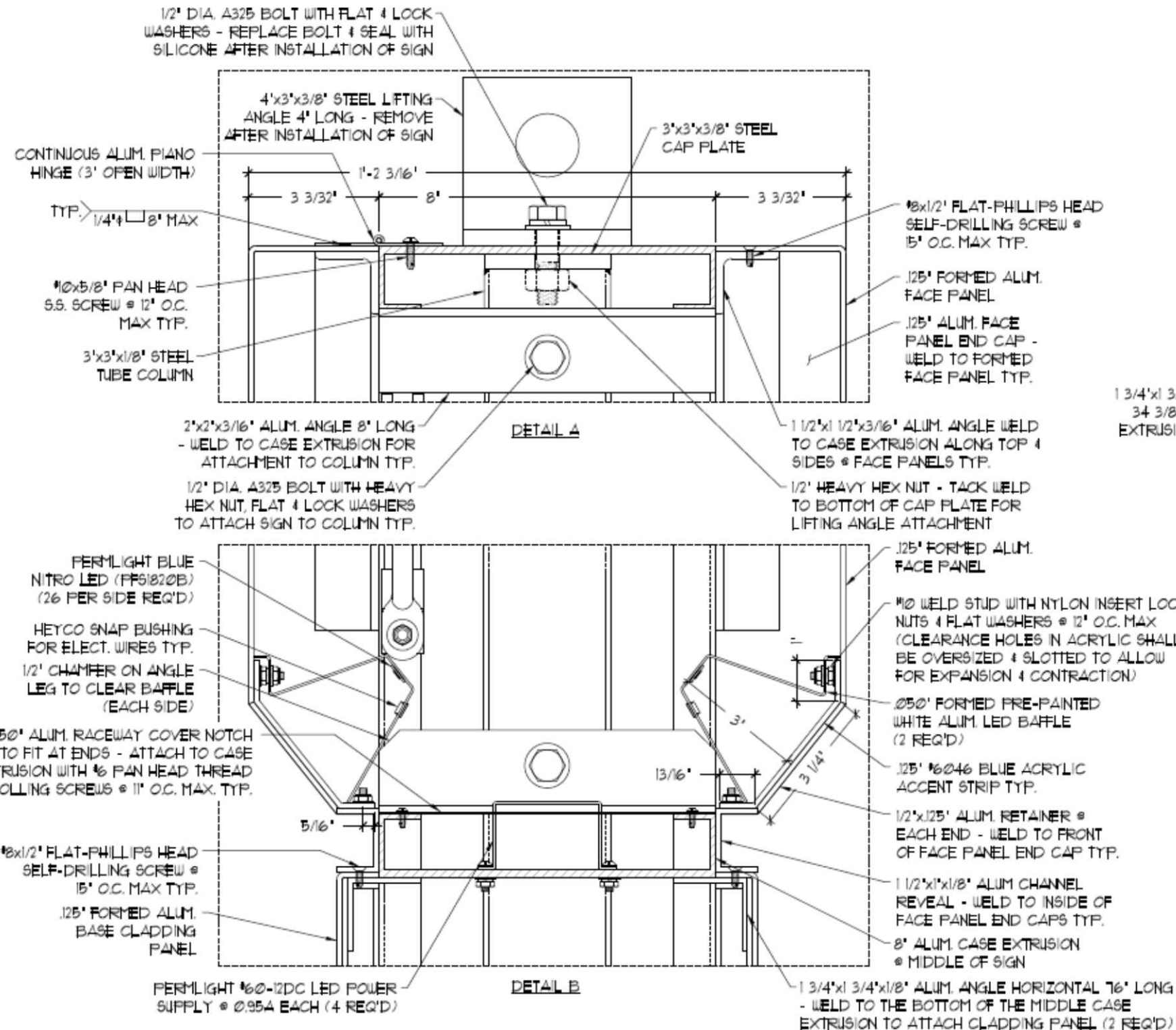
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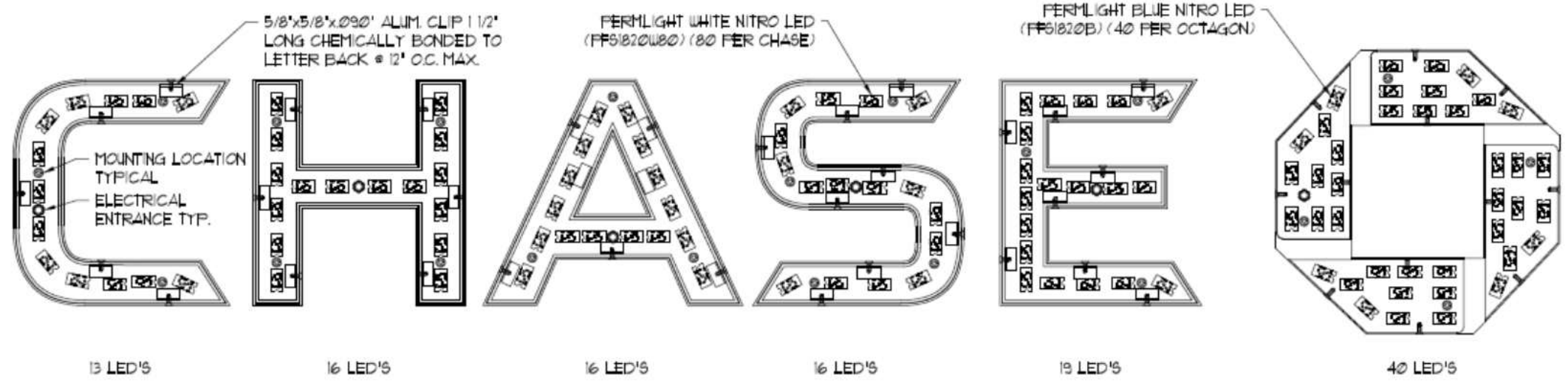
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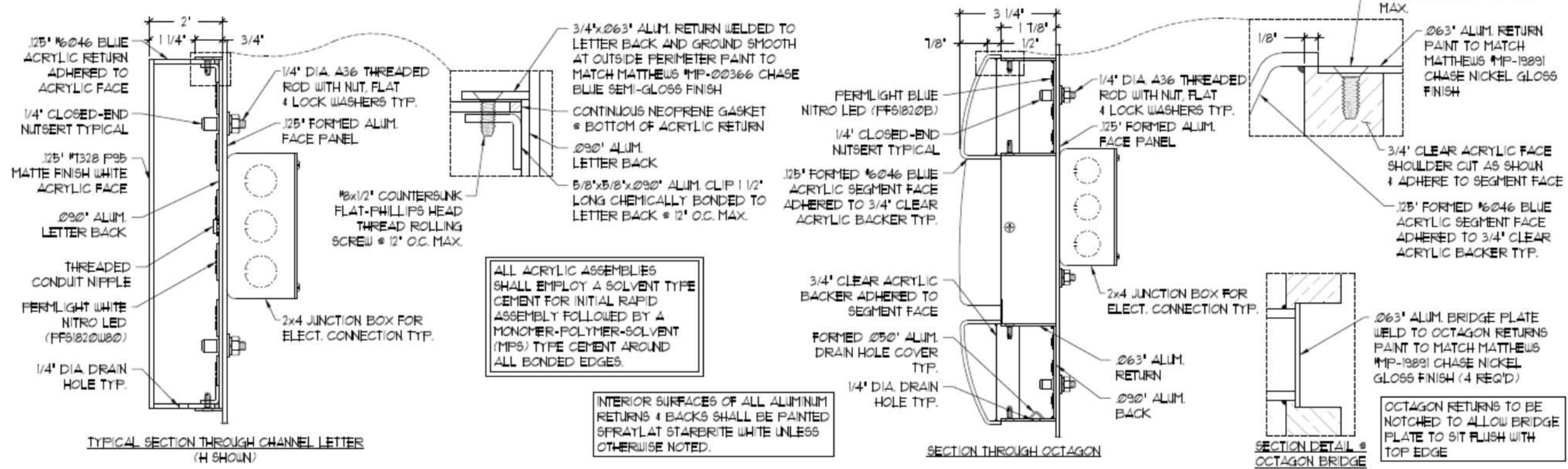
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LETTERSET LED LAYOUT



ALL ACRYLIC ASSEMBLIES SHALL EMPLOY A SOLVENT TYPE CEMENT FOR INITIAL RAPID ASSEMBLY FOLLOWED BY A MONOMER-POLYMER-SOLVENT (MPS) TYPE CEMENT AROUND ALL BONDED EDGES.

INTERIOR SURFACES OF ALL ALUMINUM RETURNS & BACKS SHALL BE PAINTED SPRAYLAT STARBRITE WHITE UNLESS OTHERWISE NOTED.



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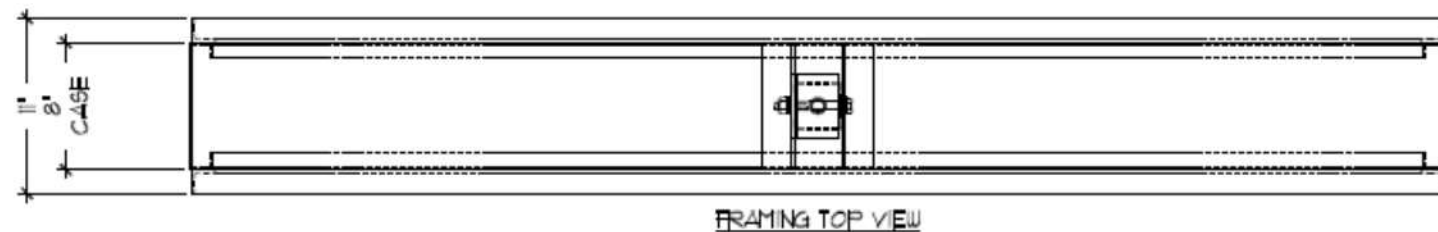
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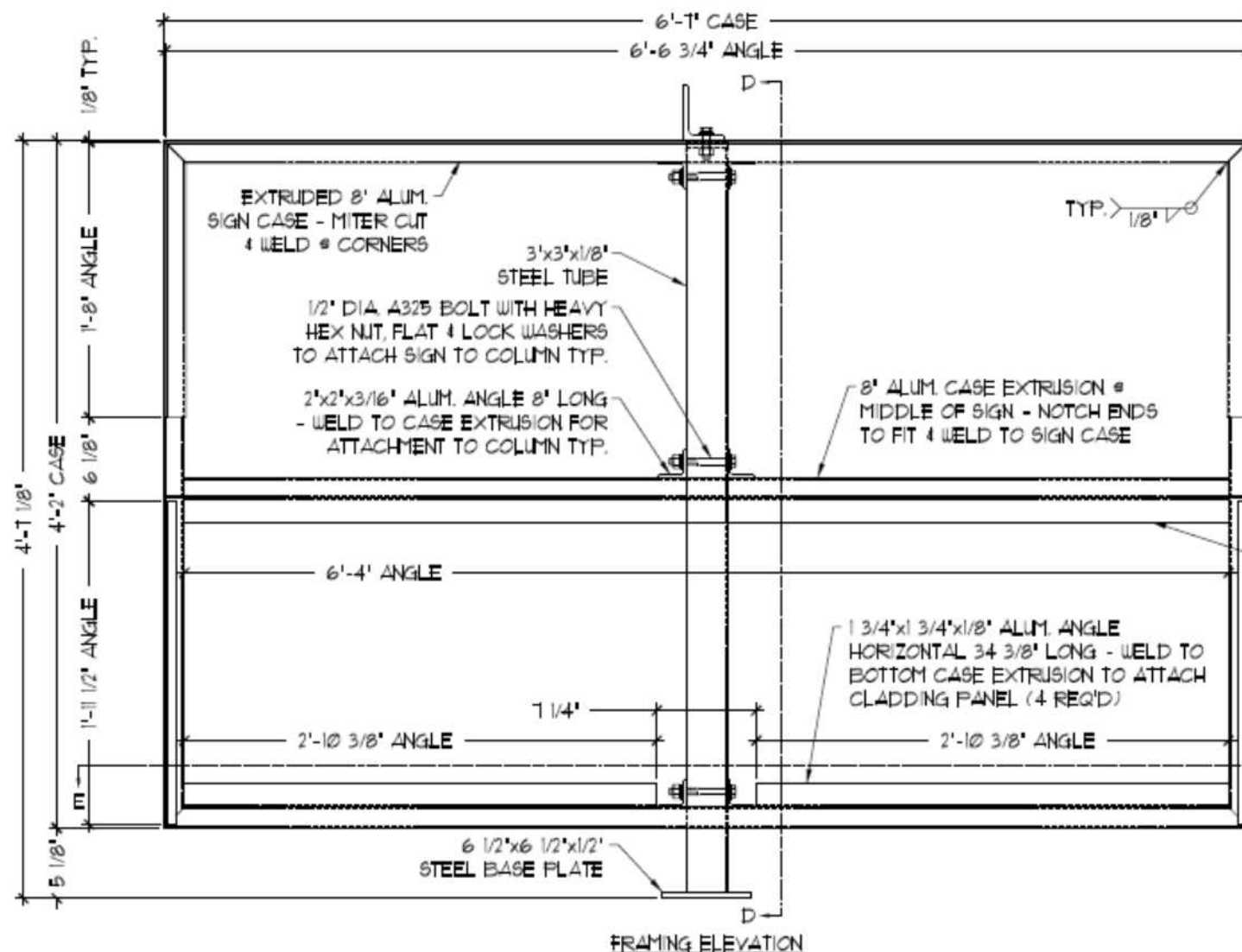
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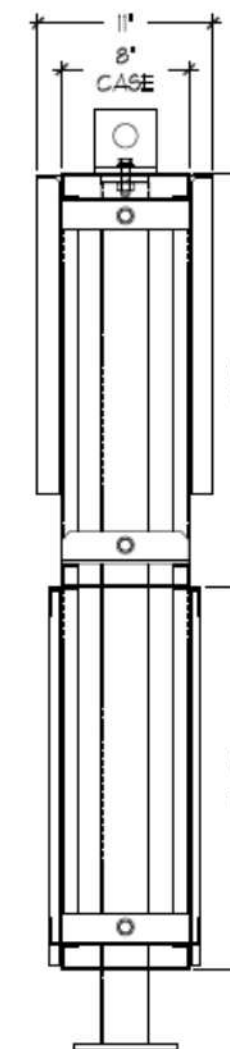
Work Order Number: 56910



FRAMING TOP VIEW



FRAMING ELEVATION



SECTION D-D

1 1/2"x1 1/2"x3/16" ALUM. ANGLE WELD TO CASE EXTRUSION ALONG TOP 4 SIDES # FACE PANELS TYP.

1 3/4"x1 3/4"x1/8" ALUM. ANGLE HORIZONTAL 16" LONG - WELD TO THE BOTTOM OF THE MIDDLE CASE EXTRUSION TO ATTACH CLADDING PANEL (2 REQ'D)

3/4"x3/4"x1/8" ALUM. ANGLE VERTICAL 23 1/2" LONG AT EACH END - WELD TO CASE EXTRUSION TO ATTACH CLADDING PANEL (4 REQ'D)

1 3/4"x1 3/4"x1/8" ALUM. ANGLE HORIZONTAL 34 3/8" LONG - WELD TO BOTTOM CASE EXTRUSION TO ATTACH CLADDING PANEL (4 REQ'D)

EXTRUDED 8" ALUM. SIGN CASE - MITER CUT 4 WELD @ CORNERS

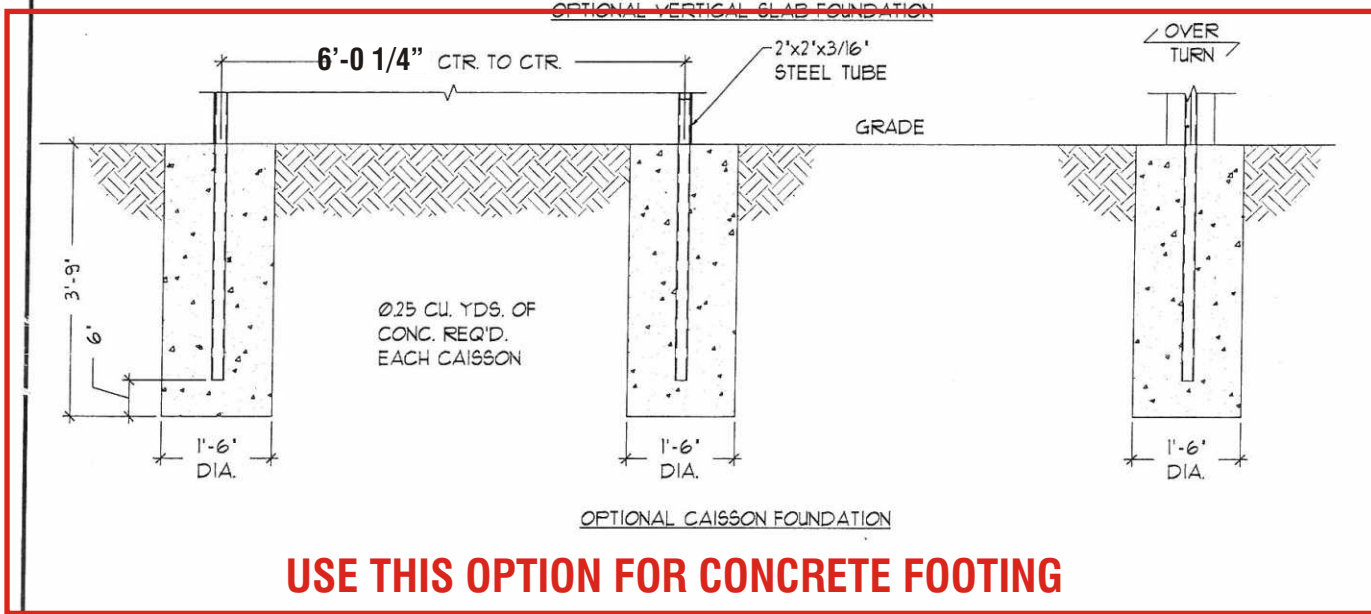
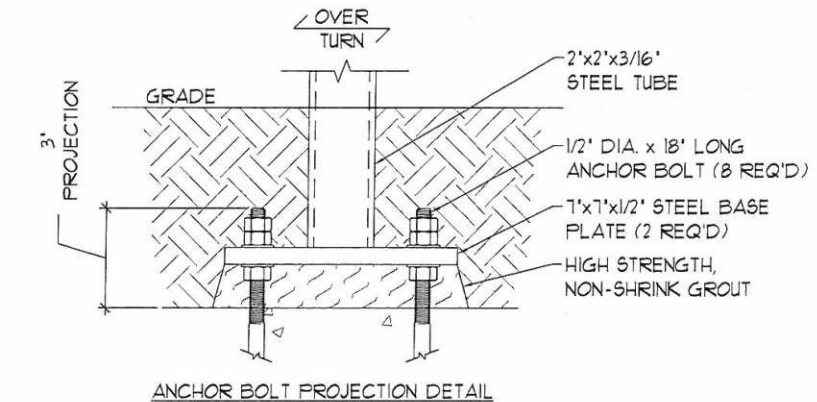
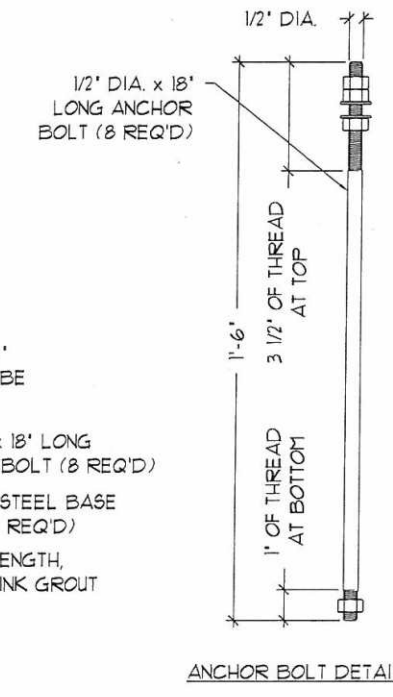
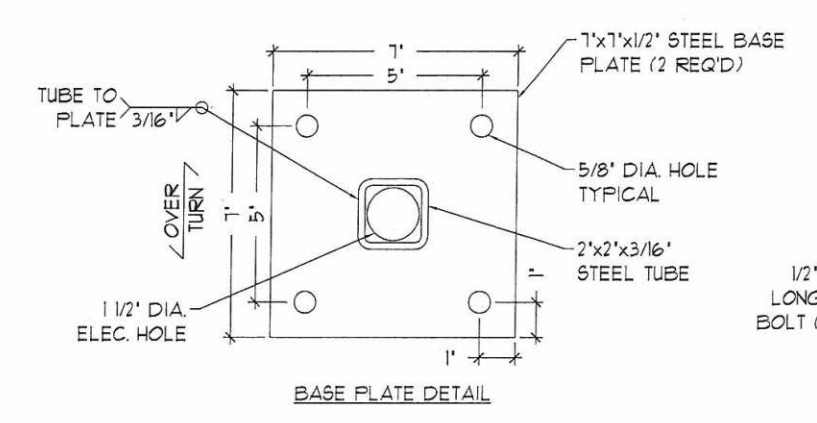
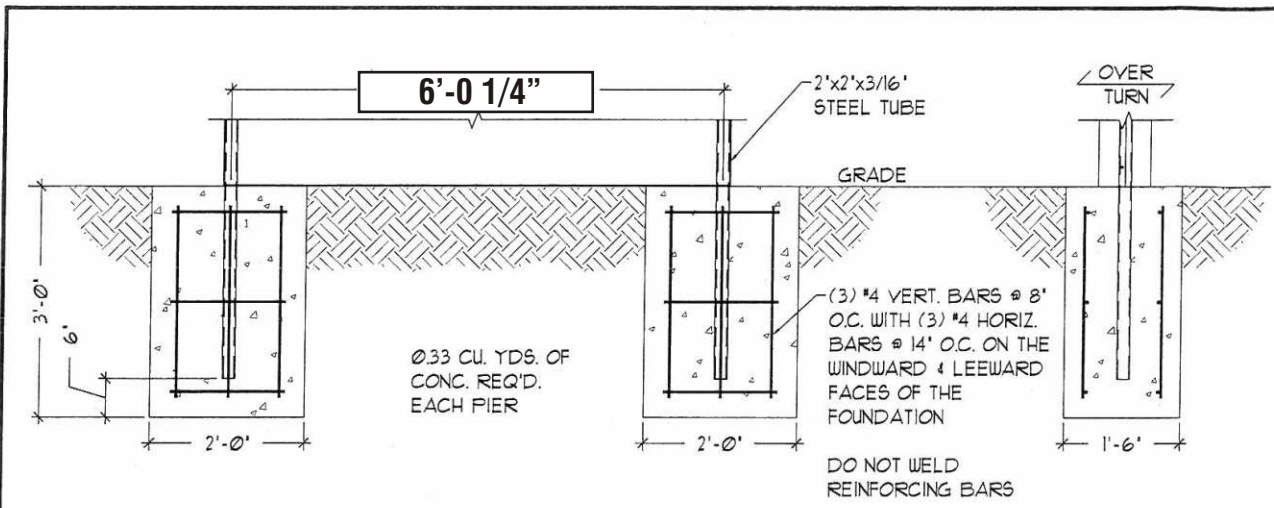
3'x3'x1/8" STEEL TUBE

1/2" DIA. A325 BOLT WITH HEAVY HEX NUT, FLAT 4 LOCK WASHERS TO ATTACH SIGN TO COLUMN TYP.

2"x2"x3/16" ALUM. ANGLE 8" LONG - WELD TO CASE EXTRUSION FOR ATTACHMENT TO COLUMN TYP.

8" ALUM. CASE EXTRUSION # MIDDLE OF SIGN - NOTCH ENDS TO FIT 4 WELD TO SIGN CASE

6 1/2"x6 1/2"x1/2" STEEL BASE PLATE



**USE THIS OPTION FOR CONCRETE FOOTING**

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INSTALLATION ADDRESS:

CLIENT: **Signtech™** 4444 Federal Blvd. San Diego, CA 92102  
Phone: (619) 527-6100 Fax: (619) 527-6111

**LINK Engineering, L.L.C.**  
9051 Executive Park Dr., Ste. 200 • Knoxville, TN 37923  
Phone: (865) 539-4001 • Fax: (865) 539-0851  
Online: www.linkengr.com

SHT.	2	BY:	HMA	Project Number:	11-0177
OF	3	DATE:	03/01/11	Drawing Number:	B229299

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MEMBER OF  
WISA INTERNATIONAL SIGN ASSOCIATION  
CESA CALIFORNIA ELECTRIC SIGN ASSOCIATION

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Scale: As noted

**CUSTOMER APPROVAL**

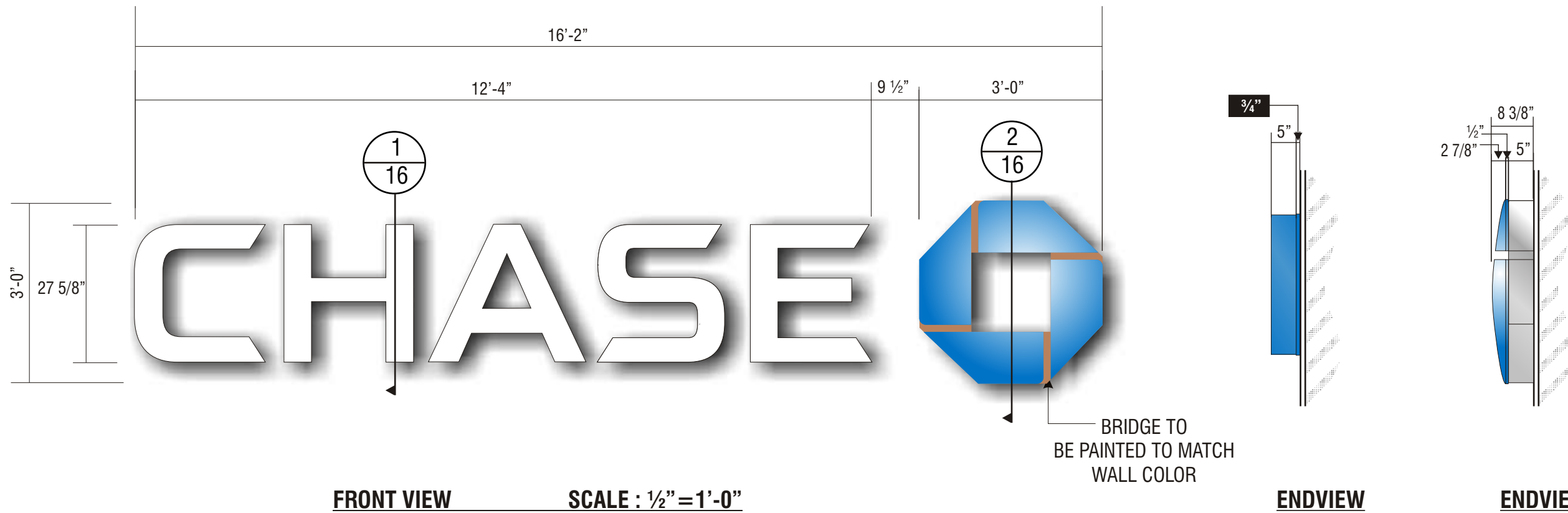
Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

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

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 13-00850  
Work Order Number: 56910



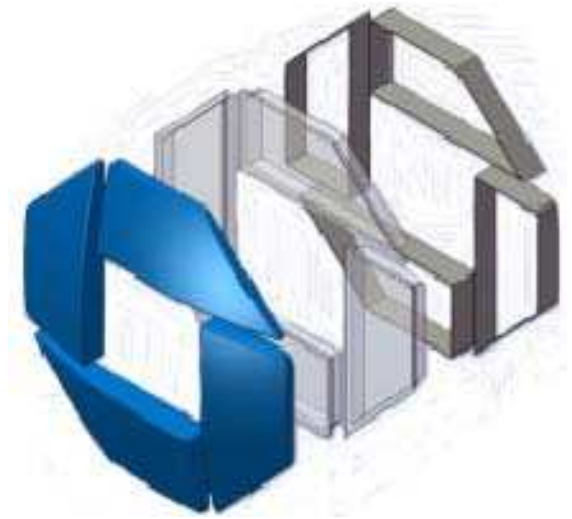
**N3** **N5**

**SIGN TYPE CUSTOM LIF-WBO-27.6 36" OCTAGON**

**MANUFACTURE AND INSTALL TWO (2) INTERNALLY ILLUMINATED SETS OF CHANNEL LETTERS**

**LETTERS,**  
**FACE:** .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS  
**RETURNS:** 0.118" x 5" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.  
**BACKS:** .080" ALUM BACK WITH 3/4" x .080" OUTSIDE ALUM RETURN AND 1/2" x 1/8" ALUM ANGLE CLIPS ON INTERIOR OF LETTER FOR FACE ATTACHMENT  
**PAINT:** EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.  
**ILLUMINATION:** 15MM DESIGNER 71 WHITE NEON & 60MA TRANSFORMERS AS REQUIRED FOR PROPER EVEN ILLUMINATION.

**LOGO,**  
**BACKS:** .080" ALUM BACK WITH STACK WELDED 5" x .080" ALUM RETURNS.  
**LOGO CAN FACE:** .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS  
**PLEX FACE:** .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4" CLEAR PLEX 2ND SURFACE FACES.  
**PAINT:** EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.  
**ILLUMINATION:** 15MM DESIGNER 71 WHITE NEON & 60MA TRANSFORMERS AS REQUIRED FOR PROPER EVEN ILLUMINATION.



**3D VIEW OF OCTAGON**

ELECTRICAL REQUIREMENTS FOR NEON ILLUMINATION  
 As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.  
 Each Sign MUST have: - A dedicated branch circuit  
 - Three wires: Line, Ground, and Neutral.  
 - Wire Size: Min 12 GA THHN Copper Wire.  
 NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.  
 - The ground wire must be continuous & go from the sign to the panelboard ground bus.  
 - Voltage between ground and neutral should measure no more than 3 volts.  
 - Power to the sign must be done by a licensed electrical contractor or licensed electrician.



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 Phone: (619) 527-6100 / Fax: (619) 527-6111  
 www.signtechUSA.com



**JP Morgan Chase Bank #40344**

Jamboree and Santa Barbara  
 1470 Jamboree Rd  
 Newport Beach, CA. 92660

Initial Date: 07/08/13  
 Salesperson: Arthur Navarro  
 Coordinator: Lisa Brevard  
 Designer: kendra pickett  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

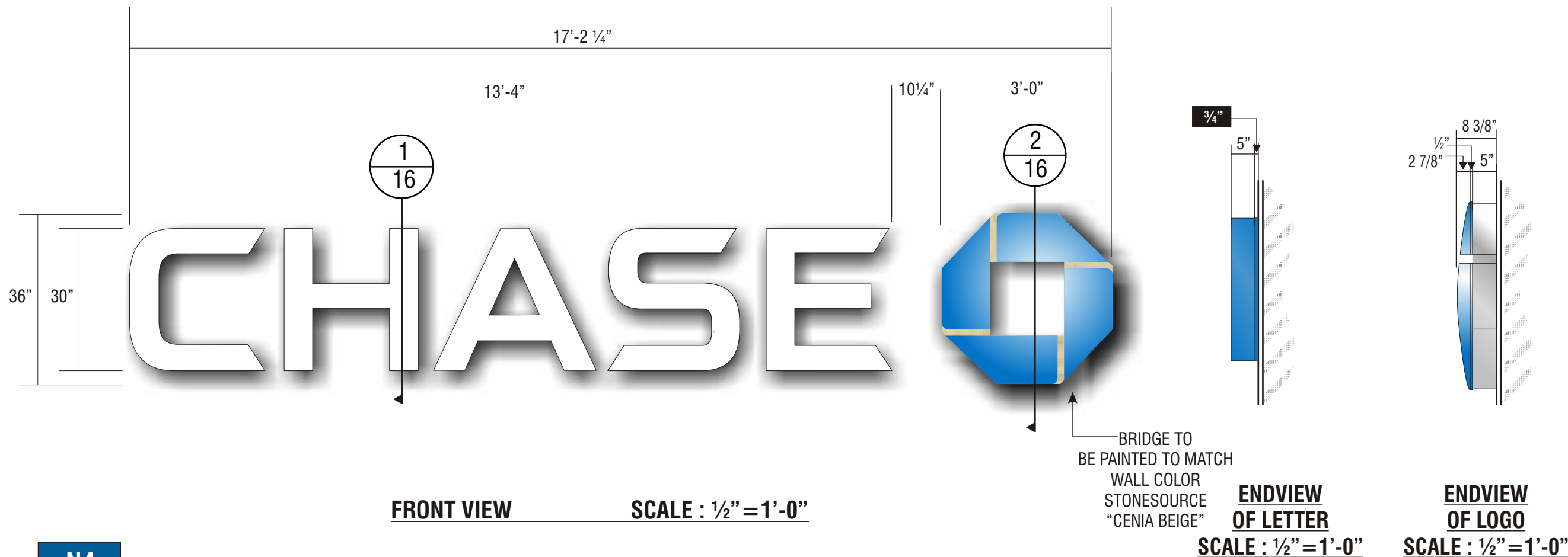
Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 13-00850

Work Order Number: 56910



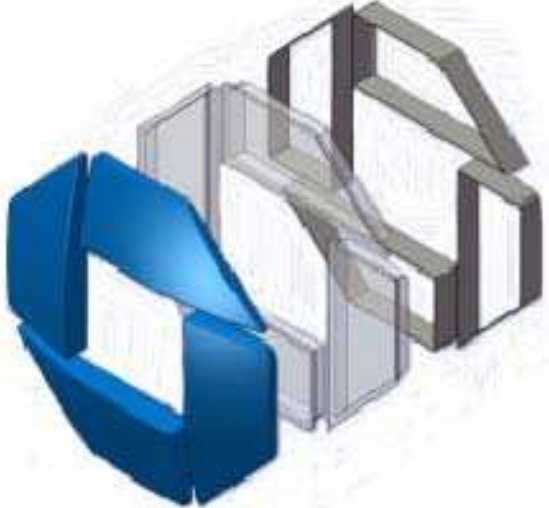
**N4**

**SIGN TYPE CUSTOM LIF-WBO-30 36" OCTAGON**

**MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED SET OF CHANNEL LETTERS**

**LETTERS,**  
**FACE:** .150" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS  
**RETURNS:** 0.15" x 5" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.  
**BACKS:** .080" ALUM BACK WITH 3/4" x .080" OUTSIDE ALUM RETURN AND 1/2" x 1/8" ALUM ANGLE CLIPS ON INTERIOR OF LETTER FOR FACE ATTACHMENT  
**PAINT :** EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.  
**ILLUMINATION :** 15MM DESIGNER 71 WHITE NEON & 60MA TRANSFORMERS AS REQUIRED FOR PROPER EVEN ILLUMINATION.

**LOGO,**  
**BACKS :** .080" ALUM BACK WITH STACK WELDED 5" x .080" ALUM RETURNS.  
**LOGO CAN FACE :** .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS  
**PLEX FACE :** .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4" CLEAR PLEX 2ND SURFACE FACES.  
**PAINT :** EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.  
**ILLUMINATION :** 15MM DESIGNER 71 WHITE NEON & 60MA TRANSFORMERS AS REQUIRED FOR PROPER EVEN ILLUMINATION.



**3D VIEW OF OCTAGON**

**ELECTRICAL REQUIREMENTS FOR NEON ILLUMINATION**  
 As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.  
 Each Sign MUST have: - A dedicated branch circuit  
 - Three wires : Line, Ground, and Neutral.  
 - Wire Size : Min 12 GA THHN Copper Wire.  
 NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.  
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 - Voltage between ground and neutral should measure no more than 3 volts.  
 - Power to the sign must be done by a licensed electrical contractor or licensed electrician.

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MEMBER OF  
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 Designer: kendra pickett  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

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

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

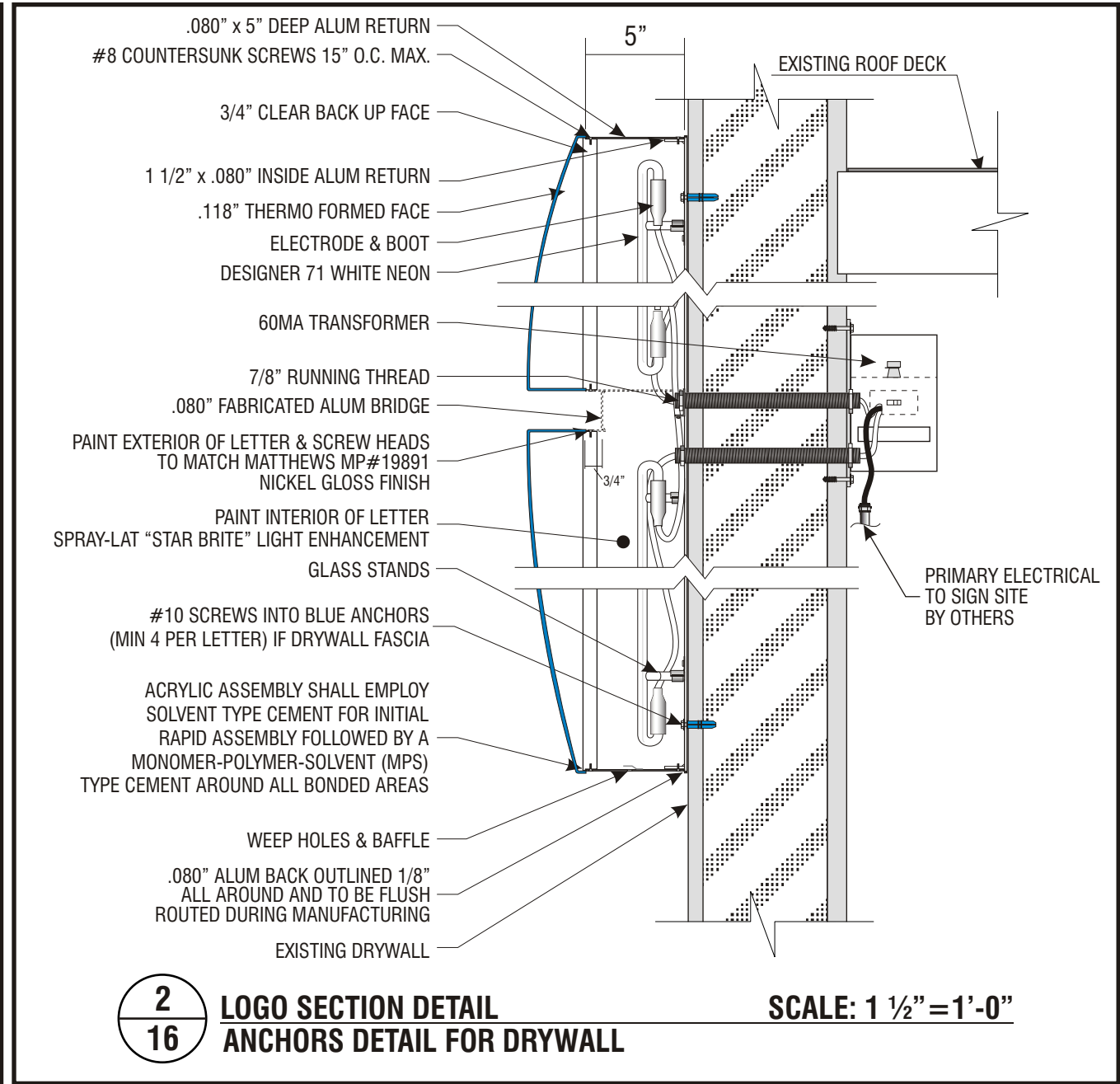
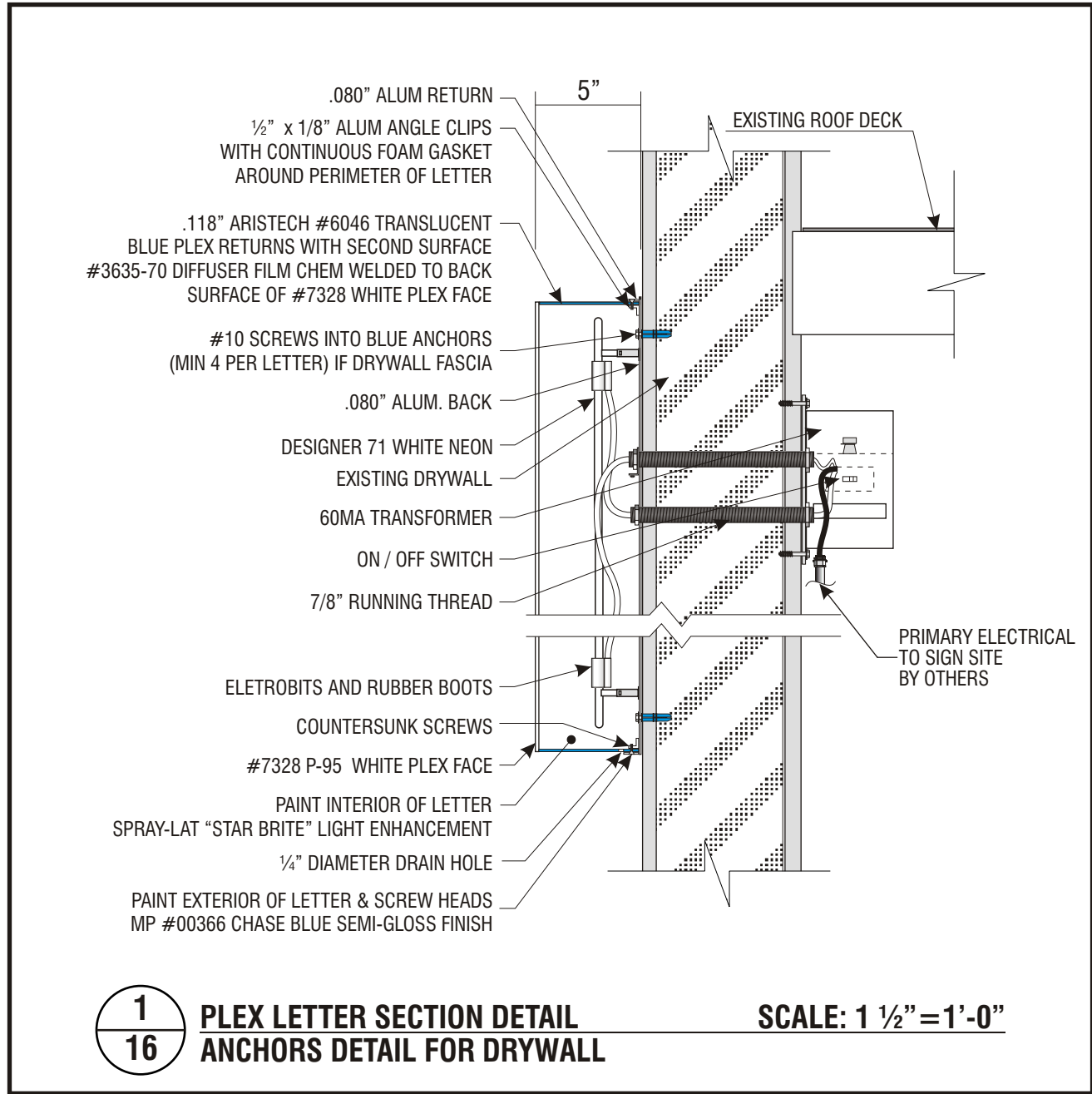
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Drawing Number: 13-00850

Work Order Number: 56910



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



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Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

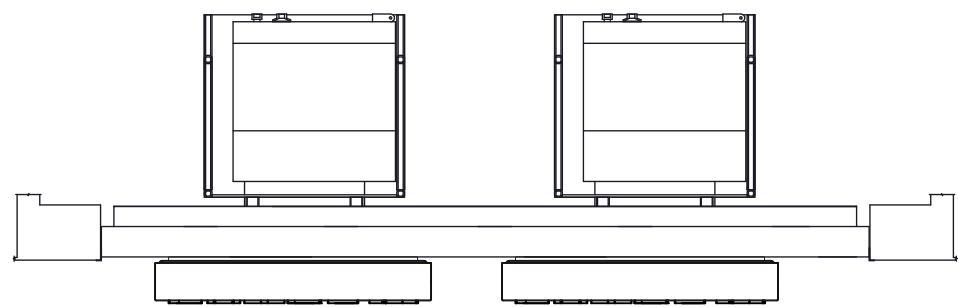
Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

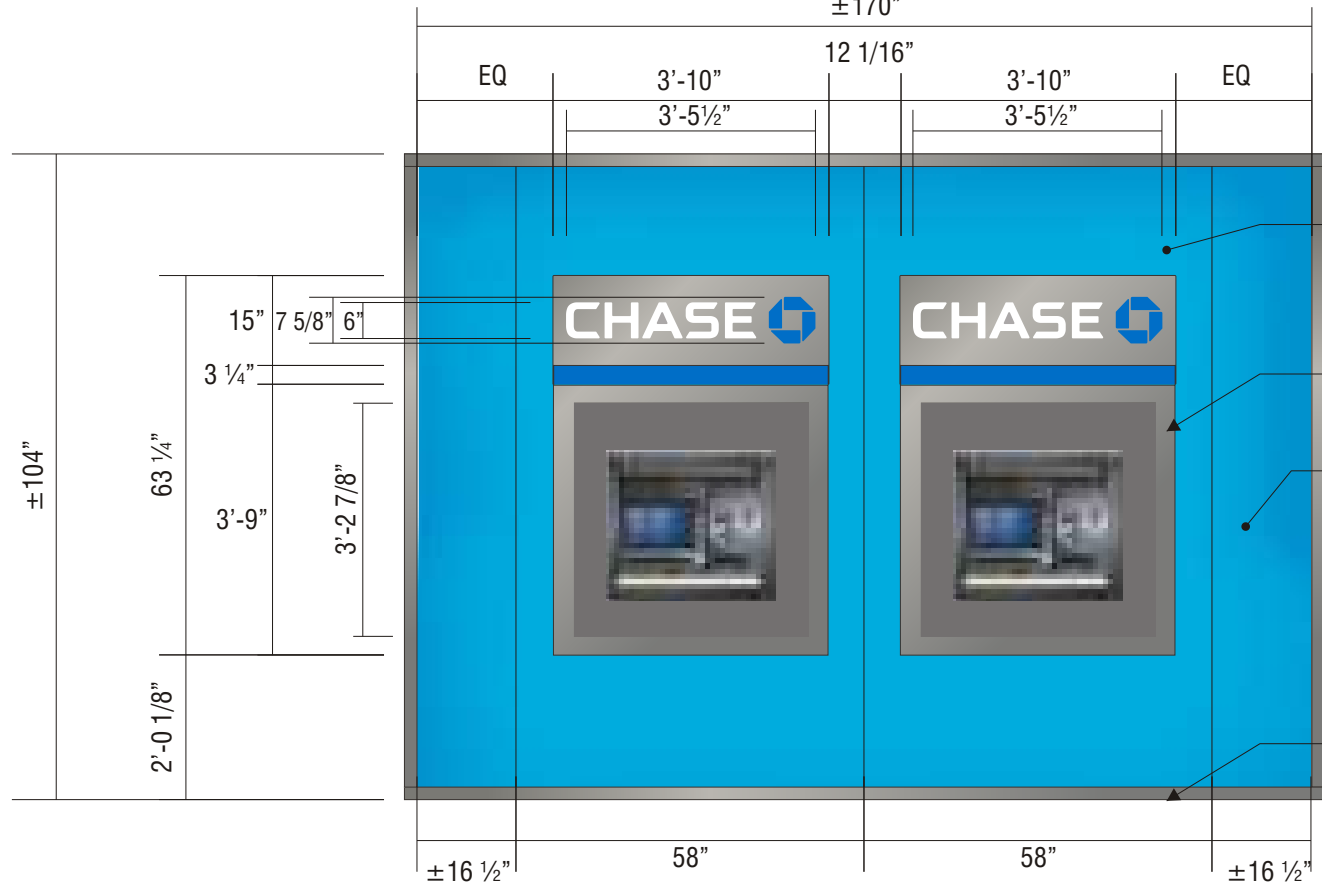
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TOP VIEW SCALE: 3/8" = 1'-0"  
±170"



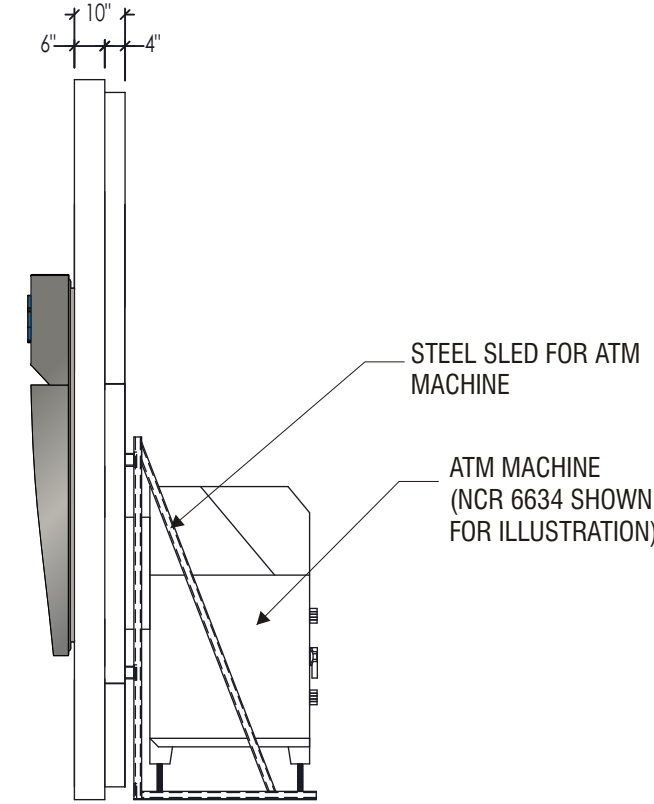
FRONT VIEW SCALE: 3/8" = 1'-0"

1/2" ANNEALED LAMINATED GLASS WITH SECOND SURFACE 3M #3630-127 BLUE VINYL AND 3M #7725-114 TRANSPARENT FILM OVER BLUE VINYL

BLUE GLOWING WALL ATM SURROUND TYP.

VISTAWALL STOREFRONT EXTRUSION SYSTEM WITH #WW-402 MULLION, #WW-162 PRESSURE PLATE & #WW-110 FACE CAP (PAINT EXPOSED SURFACES TO MATCH MATTHEWS #Mp18101 CHASE LIGHT NICKEL GLOSS FINISH)

FINISHED FLOOR (GRADE)

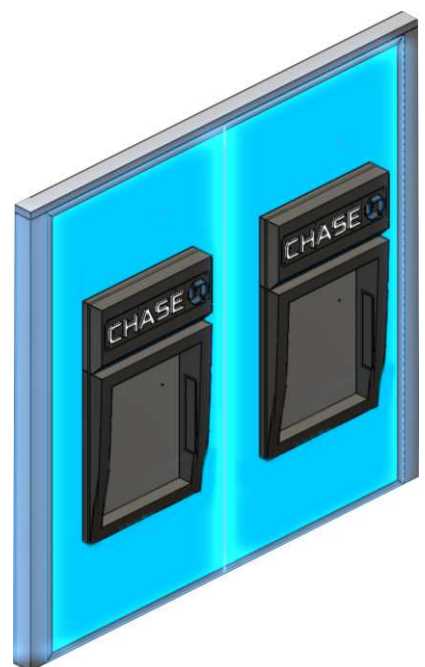


SIDE VIEW

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

NOTES:

- Design is based on 90 mph 3 sec gust design wind speed per IBC 2006. Exposure C.
- No additional wind catching surfaces are added to the building structure, the customer's building engineer is to determine the adequacy of the supporting structure.
- Steel tube shall be free from defects and shall meet ASTM A500 grade B with a minimum yield strength of 46000 psi. Steel plate & angle shall meet ASTM A36. Aluminum shapes shall be extruded from 6061-T6 alloy. Aluminum sheet shall be 3003-H14 alloy. Aluminum plate shall be 5052-H34 alloy.
- Structural bolts shall be zinc coated A325, unless otherwise noted. All other fasteners shall be stainless steel or otherwise coated to prevent corrosion.
- Welds shall be made with E70xx electrodes for steel and with a 4000 series filler for aluminum by persons qualified in accordance with AWS standards within the past two years.
- All wall penetrations shall be sealed to prevent water intrusion.
- This design is prototypical and should not be used for site specific applications unless deemed suitable by a competent Professional Engineer.



**N6 BLUE GLOWING WALL N7 N8 ATM SURROUNDS**  
**SIGN TYPE BLUE GLOWING WALL ATM**

**MANUFACTURE AND INSTALL ONE (1) INTERNALLY LED ILLUMINATED BLUE GLOWING WALL BEHIND ATM SURROUNDS**



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Coordinator: Lisa Brevard  
Designer: kendra pickett  
Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

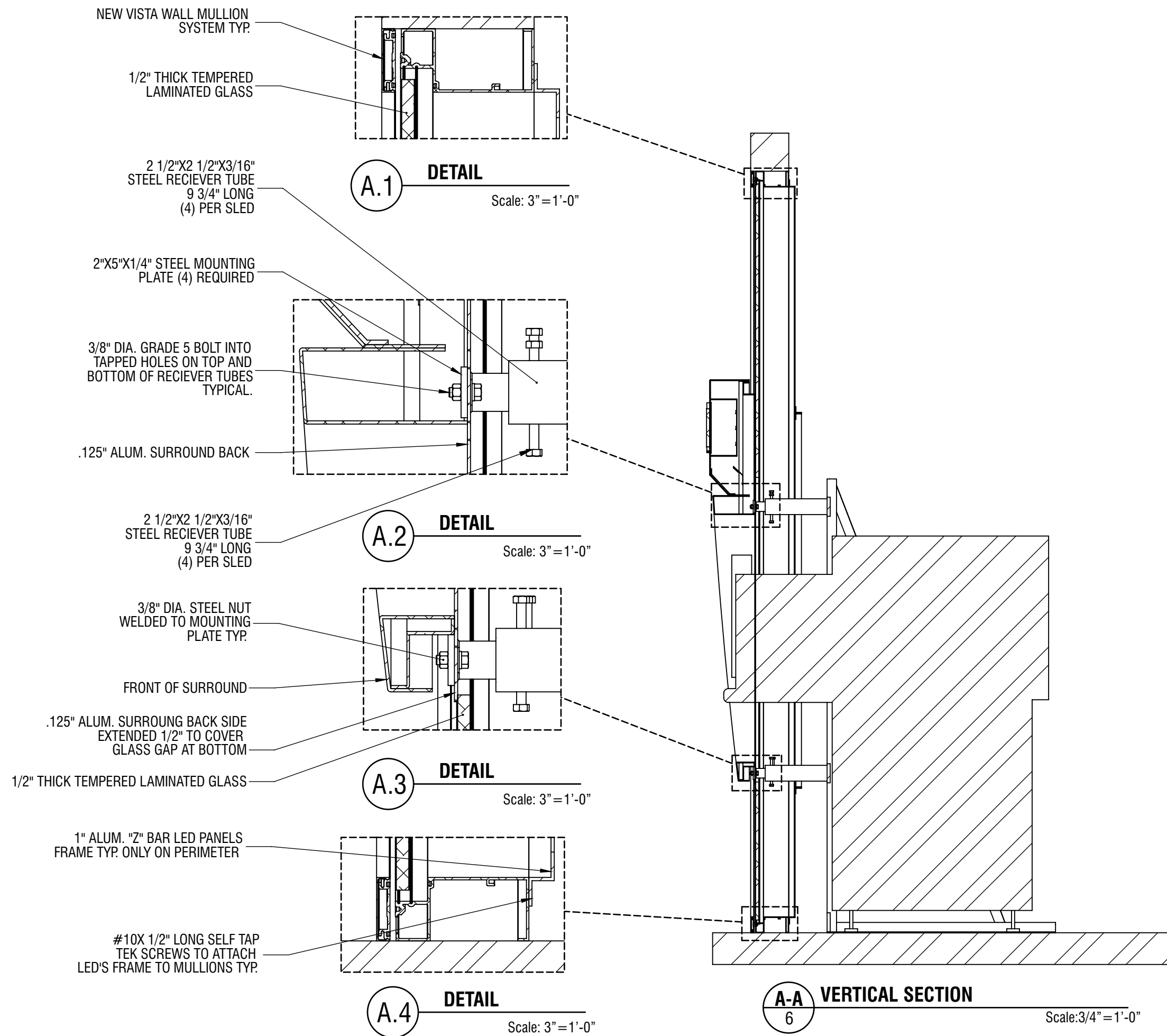
Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 13-00850

Work Order Number: 56910



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**COPY, COLORS & SIZES**

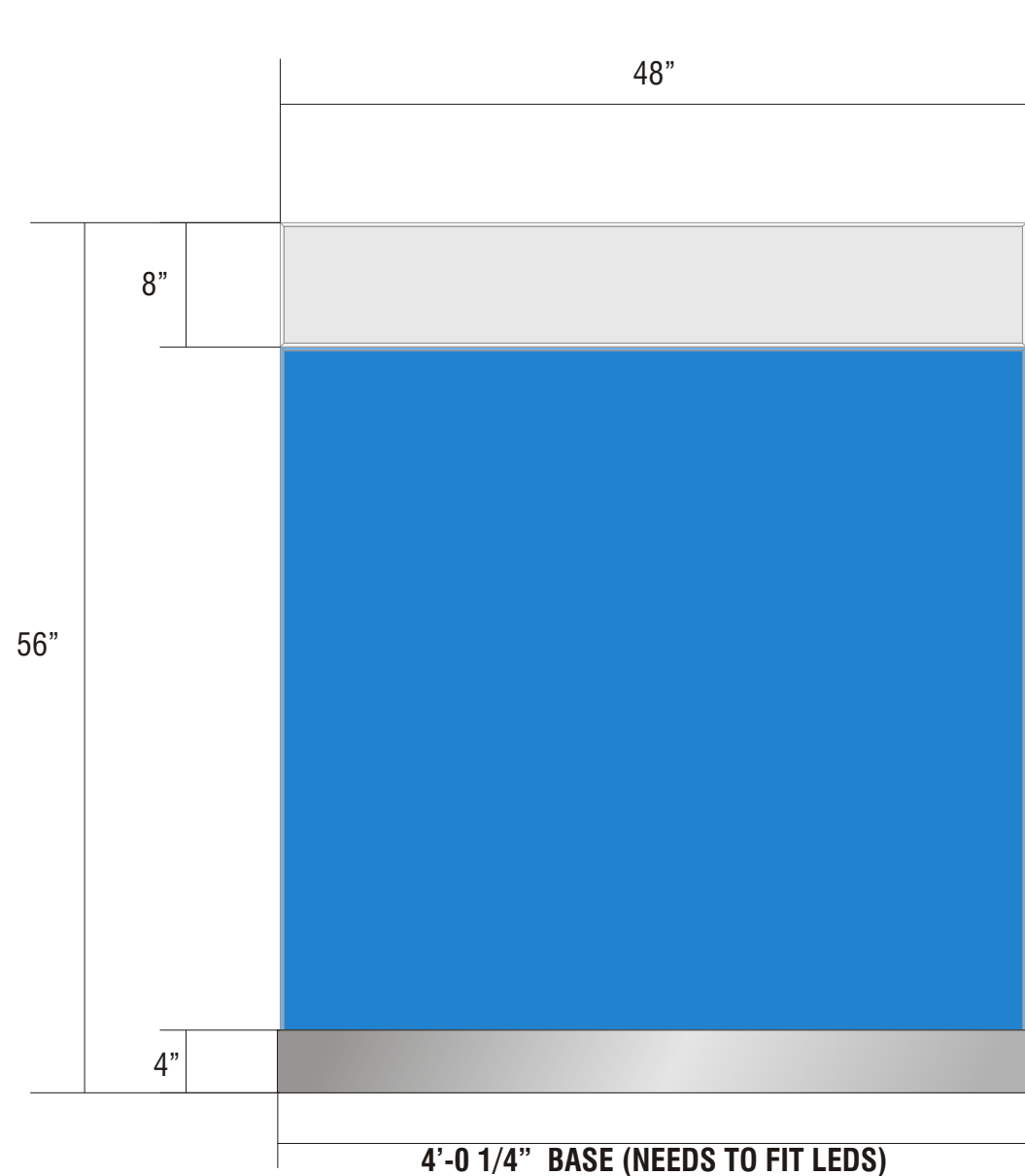
Signtech does NOT provide primary electrical to sign location -  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

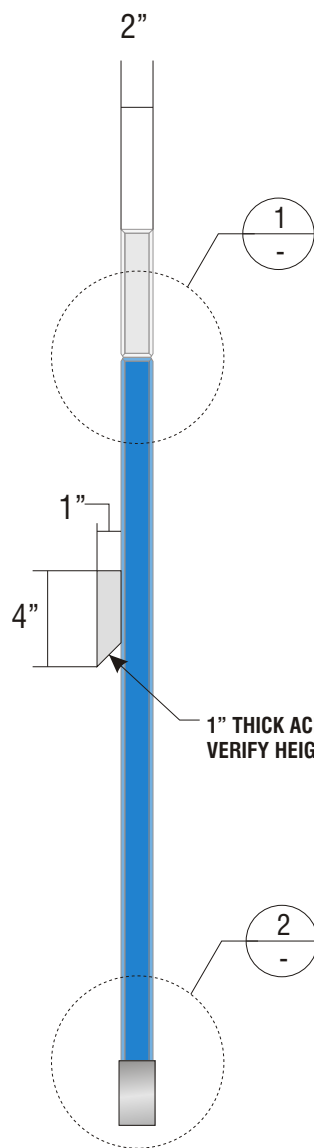
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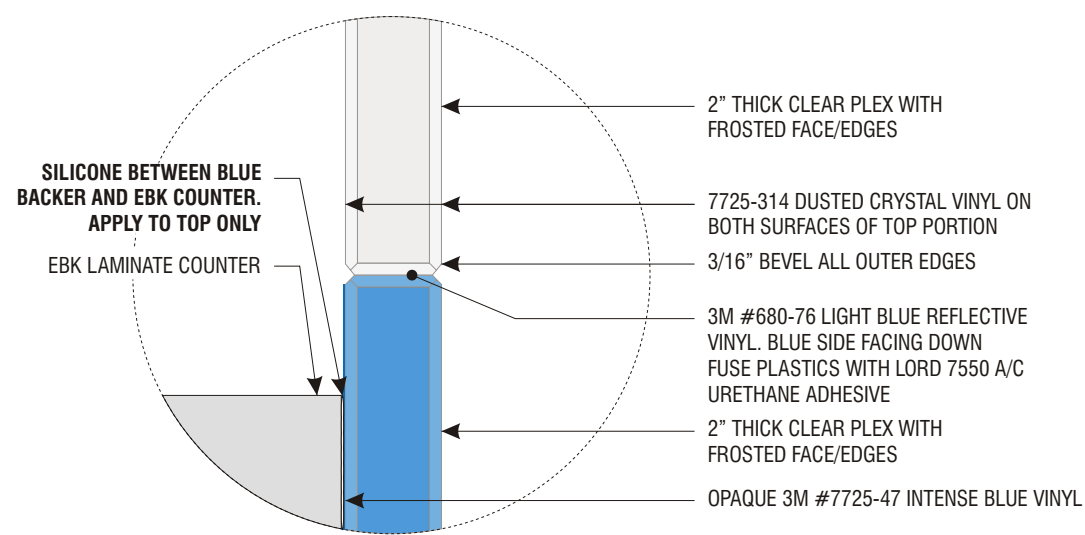
Work Order Number: 56910



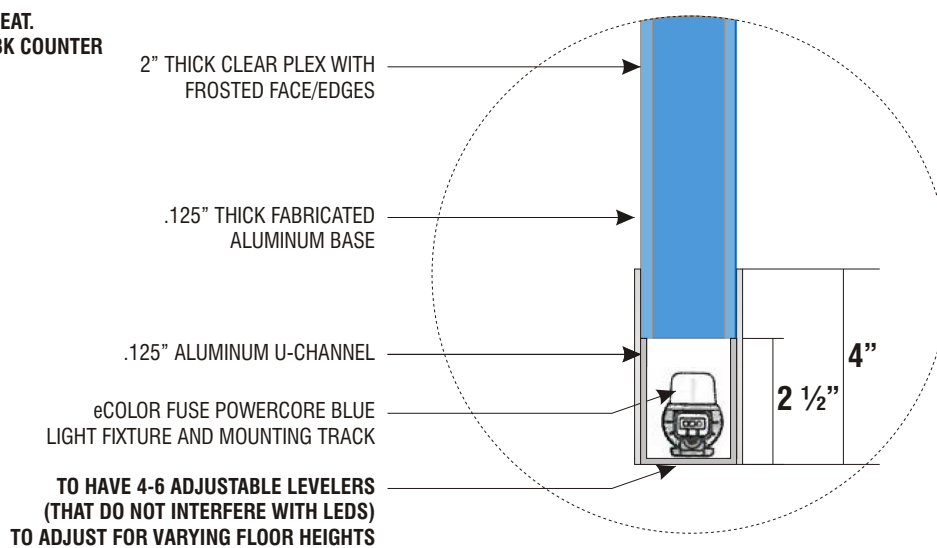
**FRONT VIEW SCALE: 1" = 1'-0"**



1" THICK ACRYLIC CLEAT. VERIFY HEIGHT OF EBK COUNTER



**SECTION DETAIL SCALE: 3" = 1'-0"**



**SECTION DETAIL SCALE: 3" = 1'-0"**

**N9 N10 N11 N12 EBKWALL-GLO-AFF-R**

**MANUFACTURE AND INSTALL FOUR (4) INTERNALLY ILLUMINATED EBK SIDE PANELS**

**TOP PORTION:** 2" THICK CLEAR PLEX WITH SANDBLASTED FACE AND EDGES. OVERLAY BOTH SIDES WITH 3M #7725-314 DUSTED CRYSTAL VINYL. TO HAVE 3/16" BEVEL ON ALL OUTER EDGES.  
**BOTTOM PORTION:** 2" THICK CLEAR PLEX WITH SANDBLASTED FACE AND EDGES. TO HAVE SECOND SURFACE OPAQUE 3M #7725-47 INTENSE BLUE VINYL. APPLY 3M #680-76 LIGHT BLUE REFLECTIVE VINYL (BLUE SIDE FACING DOWN) BETWEEN TOP AND BOTTOM PIECES. FUSE BOTH PIECES TOGETHER WITH LORD 7550 A/C URETHANE ADHESIVE.

**BASE:** 10 GAUGE STAINLESS STEEL OVER 2" ALUM CHANNEL.

**ILLUMINATION:** PHILLIPS eCOLOR FUSE POWERCORE BLUE LIGHT FIXTURE AND MOUNTING TRACK INSIDE ALUMINUM BASE.



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 Coordinator: Lisa Brevard  
 Designer: kendra pickett  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 13-00850

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

**N13 CUSTOM LETTERSET**

**MANUFACTURE AND INSTALL ONE (1) INTERIOR STAINLESS STEEL LETTERSET**

**LETTERS & LOGO:** TO BE 3/8" THICK BRUSHED STAINLESS STEEL PLATE WITH HORIZONTAL GRAIN & SANDBLASTED MATTE FINISH EDGES.  
MOUNT TO WALL WITH 3/8" DIA. SS STUDS INTO CLEAR SILICONE ADHESIVE AND USE 3M #RP25 VHB TAPE TABS TO HOLD IN PLACE WHILE ADHESIVE CURES.

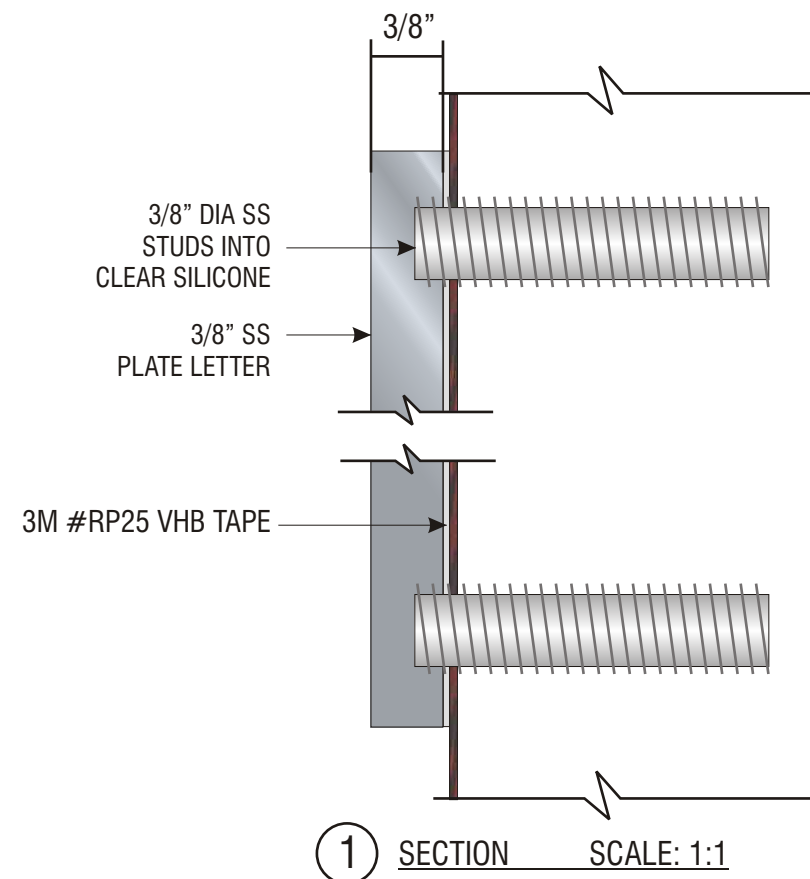
ALL SHARP EDGES SHALL BE DEBURRED.

ALL STAINLESS STEEL SURFACES SHALL BE TREATED WITH CITRISURF 77 CITRIC ACID SOLUTION PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS, INCLUDING CLEANING THE STAINLESS STEEL PRIOR TO APPLICATION AND WIPING ON THE ACID SOLUTION PARALLEL TO THE GRAIN DIRECTION.

ALL MATING SURFACES SHALL BE PREPARED PER 3M SPECIFICATIONS & RECOMMENDATIONS TO ENSURE PROPER ADHESION OF 3M VHB TAPE

SIGNTech TO PROVIDE PAPER TEMPLATE TO PROPERLY LOCATE HOLE PLACEMENT FOR DRILLING INTO WALL WITH EACH LETTERSET.

SIGNTech SHALL PROVIDE A STENCIL TEMPLATE WITH EACH LETTERSET TO ENSURE PROPER ALIGNMENT OF ELEMENTS AT INSTALLATION.



① SECTION SCALE: 1:1



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Coordinator: Lisa Brevard  
Designer: kendra pickett  
Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

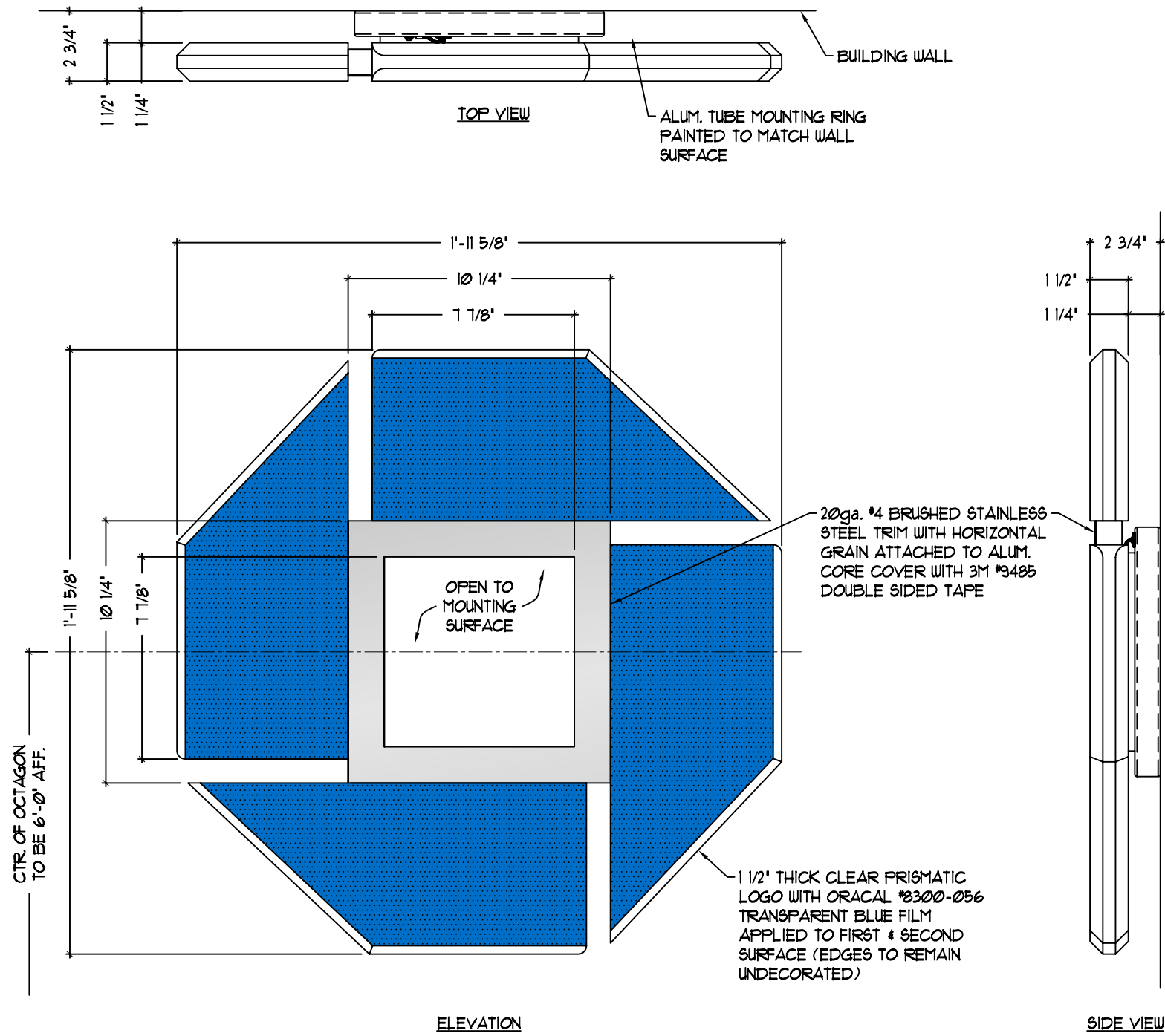
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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Work Order Number: 56910



**NOTES:**

- Design is based on 5 psf interior application per IBC 2006.
- Aluminum sheet shall be 3003-H14 alloy. Aluminum shapes shall be extruded from 6061-T6 alloy.
- All fasteners shall be stainless steel or otherwise coated to prevent corrosion.
- Welds shall be made with a 4000 series for aluminum by persons qualified in accordance with AWS standards within the past two years.
- This design is prototypical and should not be used for site specific applications unless deemed suitable by a competent Professional Engineer.

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

INTERIOR APPLICATION ONLY

ALL STAINLESS STEEL SURFACES SHALL BE TREATED WITH CITRISURF T1 CITRIC ACID SOLUTION PER THE MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS, INCLUDING CLEANING THE STAINLESS STEEL PRIOR TO APPLICATION & WIPING ON THE ACID SOLUTION PARALLEL TO THE GRAIN DIRECTION. INFORMATION ABOUT CITRISURF T1 CAN BE OBTAINED BY VISITING [www.citrisurf.com](http://www.citrisurf.com) OR BY CALLING 1-847-854-2800.



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SHT.	BY:	Project No.	REV.	DATE	DESCRIPTION	TRR	IK
1	TMD	08-1218	9/21/12		ADDED DIMENSION TO CTR. OF OCTAGON FROM FINISHED FLOOR REMOVED DARK NICKEL FINISH OPTION PER CHASE REQUEST	TRR	IK
			8/23/12		REMOVED WO-AFF-IN-SCU-23.6 AND ADDED DETAILS FOR S.A. FINISH	TRR	IK
			6/18/10		REDUCED NUMBER OF FASTENERS IN CENTER RING ADDED DRILLER FILE	TRR	IK
4	DATE: 6/10/09	Drawing No. B244144	1/20/10		REMOVED ELECTRICAL ENTRANCE CHANGED TO MAGTECH LP1020-10 POWER SUPPLY	TRR	IK
					DESCRIPTION	BY:	APR

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

DESIGNATION: WO-AFF-IN-SCU-23.6

**N14 SIGN TYPE WO-AFF-IN-SCU-23.6**

**MANUFACTURE AND INSTALL ONE (1) ILLUMINATED ATM VESTIBULE OCTAGON**



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 Designer: kendra pickett  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

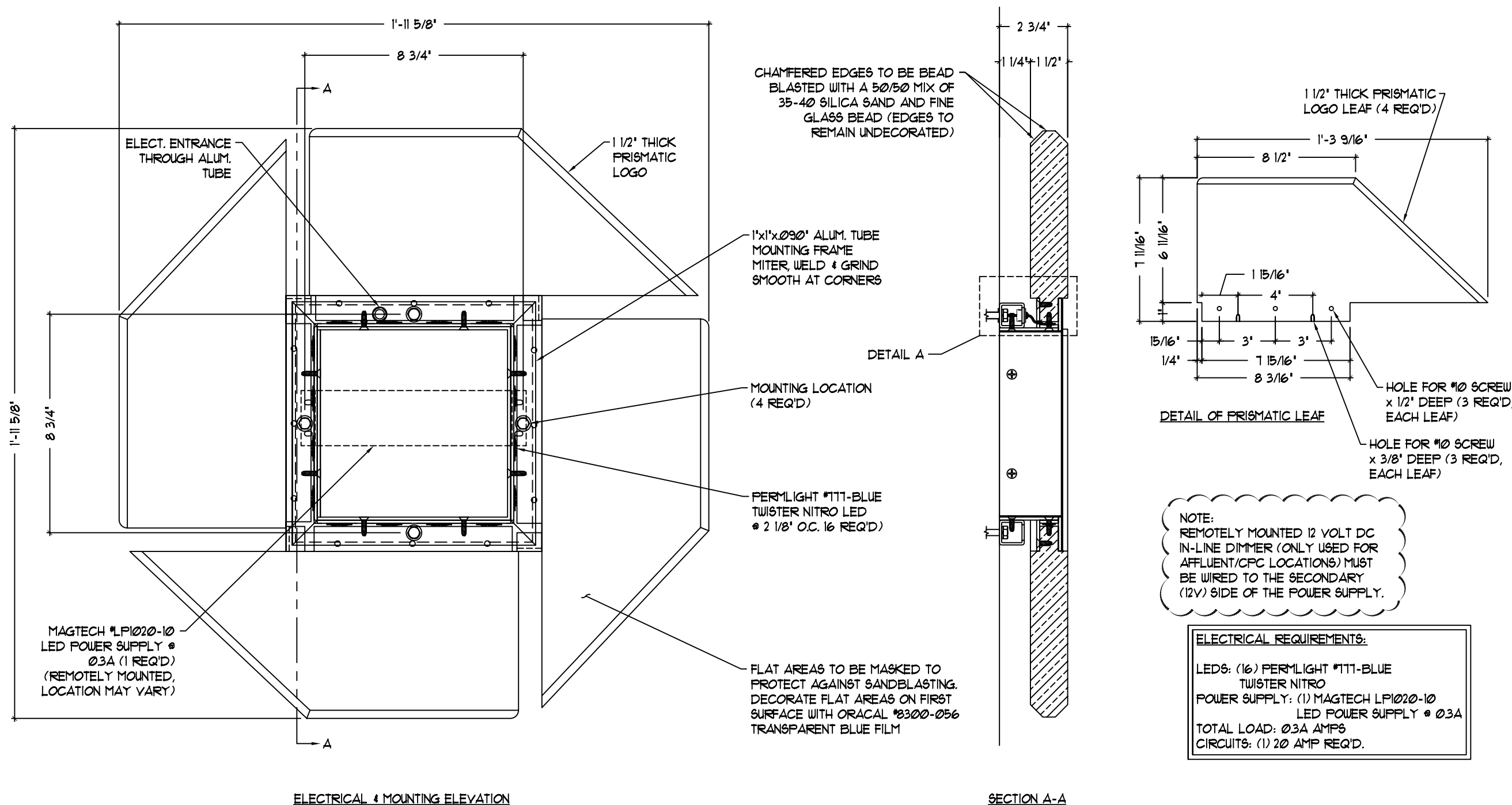
Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 13-00850

Work Order Number: 56910



ELECTRICAL & MOUNTING ELEVATION

SECTION A-A

NOTE:  
 REMOTELY MOUNTED 12 VOLT DC IN-LINE DIMMER (ONLY USED FOR AFFLUENT/CPC LOCATIONS) MUST BE WIRED TO THE SECONDARY (12V) SIDE OF THE POWER SUPPLY.

**ELECTRICAL REQUIREMENTS:**  
 LEDS: (16) PERMLIGHT #T11-BLUE TWISTER NITRO  
 POWER SUPPLY: (1) MAGTECH LPI020-10 LED POWER SUPPLY @ 0.3A  
 TOTAL LOAD: 0.3A AMPS  
 CIRCUITS: (1) 20 AMP REQ'D.



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SHT.	2	BY:	TMD	Project No.	08-1218
OF	4	DATE:	6/10/09	Drawing No.	B244144

REV.	DATE	DESCRIPTION	BY:	APPR.
1	9/21/12	ADDED DIMENSION TO CIR. OF OCTAGON FROM FINISHED FLOOR REMOVED DARK NOVEL FINISH OPTION PER CHASE REQUEST	TRR	IK
2	8/29/12	REMOVED NO-AFF-IN-SCU-23.6 AND ADDED DETAILS FOR S.S. FINISH	TRR	IK
3	6/18/10	REDUCED NUMBER OF FASTENERS IN CENTER RING ADDED DIFFUSER FILM	TRR	IK
4	1/20/10	REVISED ELECTRICAL ENTRANCE CHANGED TO MAGTECH LPI020-10 POWER SUPPLY	TRR	IK

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DESIGNATION:  
 WO-AFF-IN-SCU-23.6



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**JP Morgan Chase Bank  
 #40344**

Jamboree and Santa Barbara  
 1470 Jamboree Rd  
 Newport Beach, CA. 92660

Initial Date: 07/08/13  
 Salesperson: Arthur Navarro  
 Coordinator: Lisa Brevard  
 Designer: kendra pickett  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

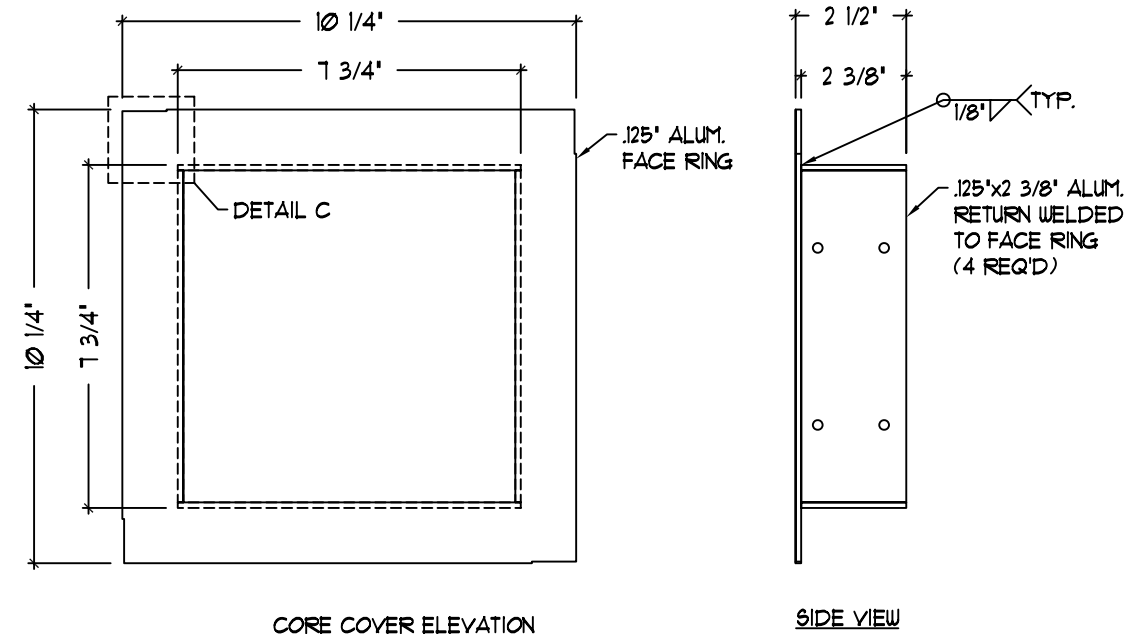
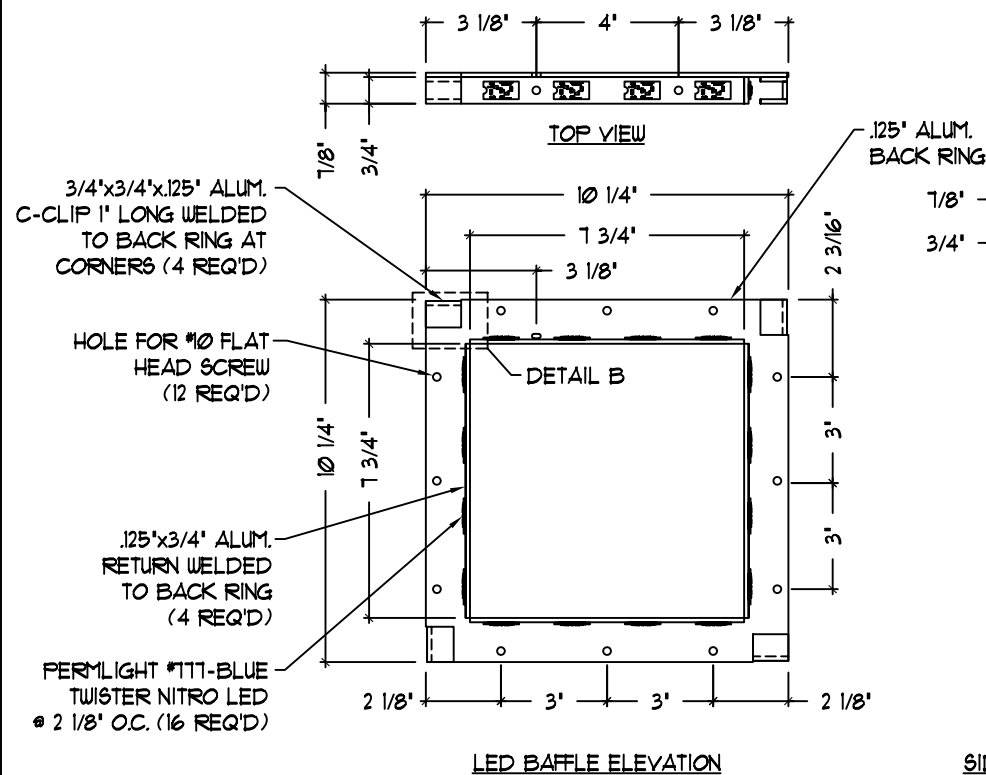
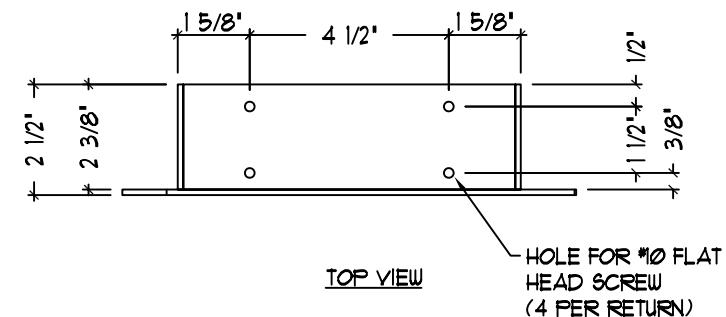
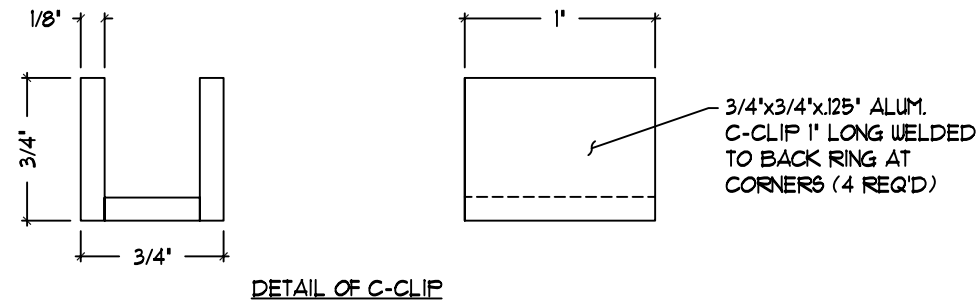
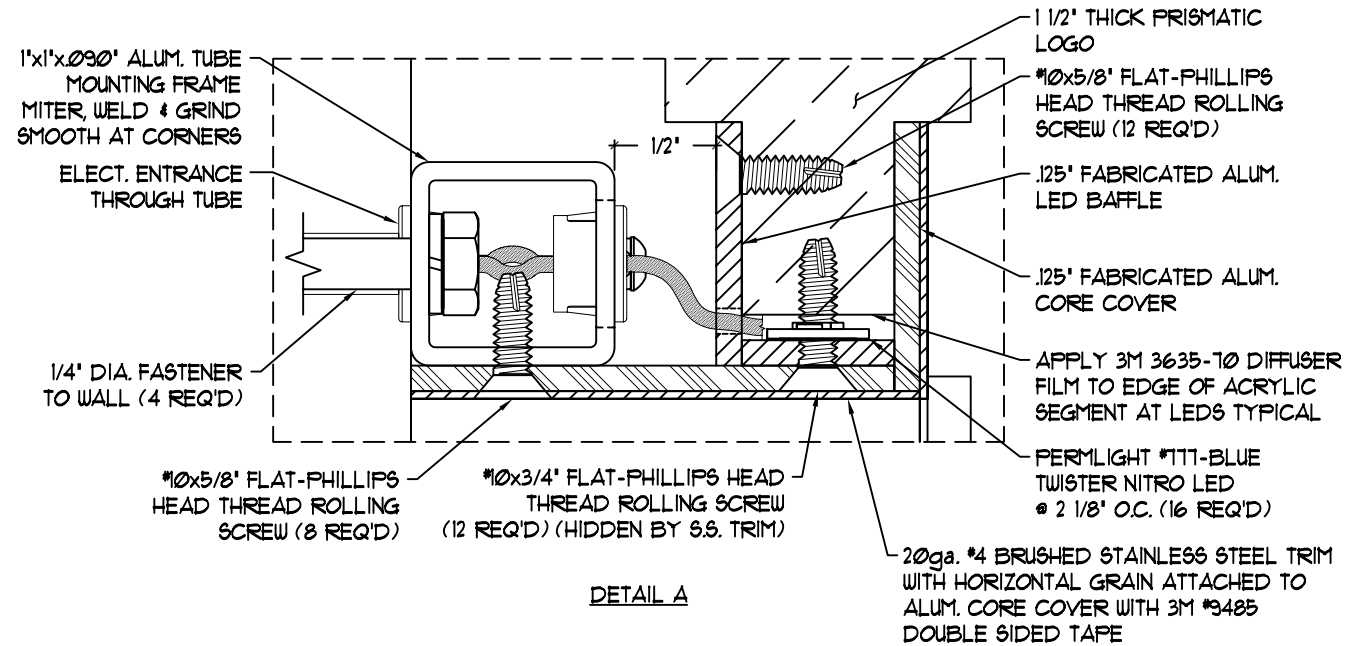
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Drawing Number: 13-00850

Work Order Number: 56910



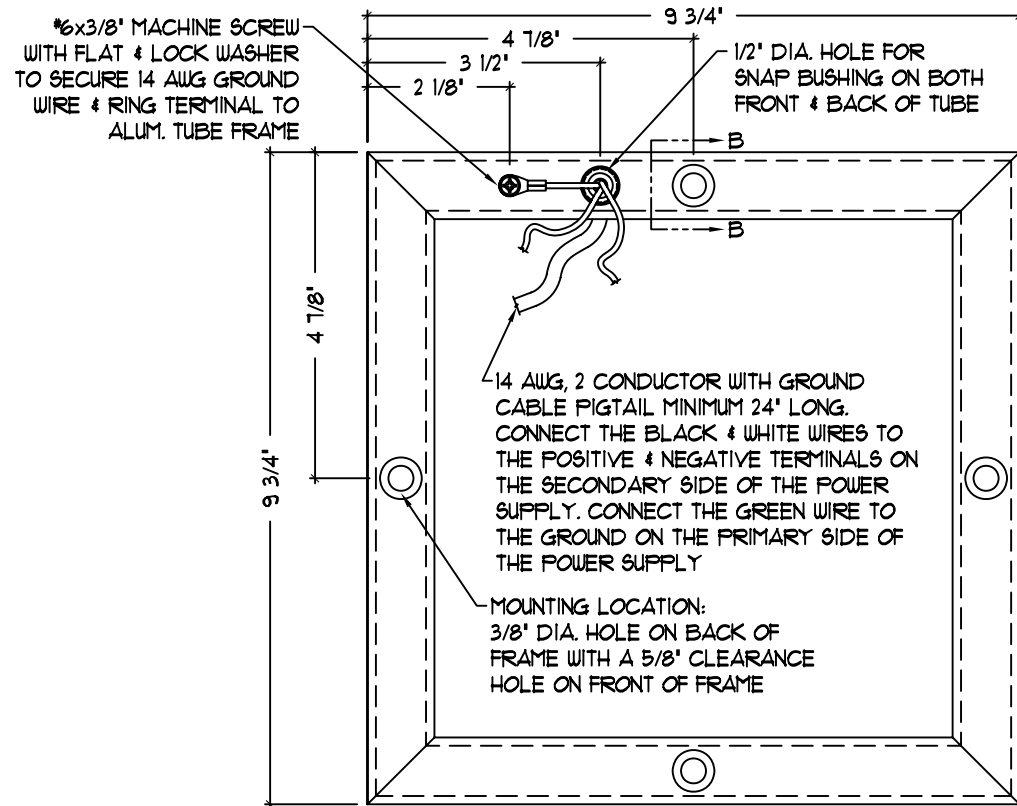
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SHT.	3	BY:	TMD	Project No.	08-1218	REV.	DATE	DESCRIPTION	BY:	APR.
OF	4	DATE:	6/10/09	Drawing No.	B244144	3/2/12	9/2/12	ADDED DIMENSION TO CIR. OF OCTAGON FROM FINISHED FLOOR REMOVED DARK NOVEL FINISH OPTION PER CHASE REQUEST	TRR	IK
						8/29/12	8/29/12	REMOVED NO-AFF-IN-SCU-23.6 AND ADDED DETAILS FOR S.S. FINISH	TRR	IK
						6/18/10	6/18/10	REDUCED NUMBER OF FASTENERS IN CENTER RING ADDED DIFFUSER FILM	TRR	IK
						1/20/10	1/20/10	REVISED ELECTRICAL ENTRANCE CHANGED TO MAGTECH LP1000-10 POWER SUPPLY	TRR	IK

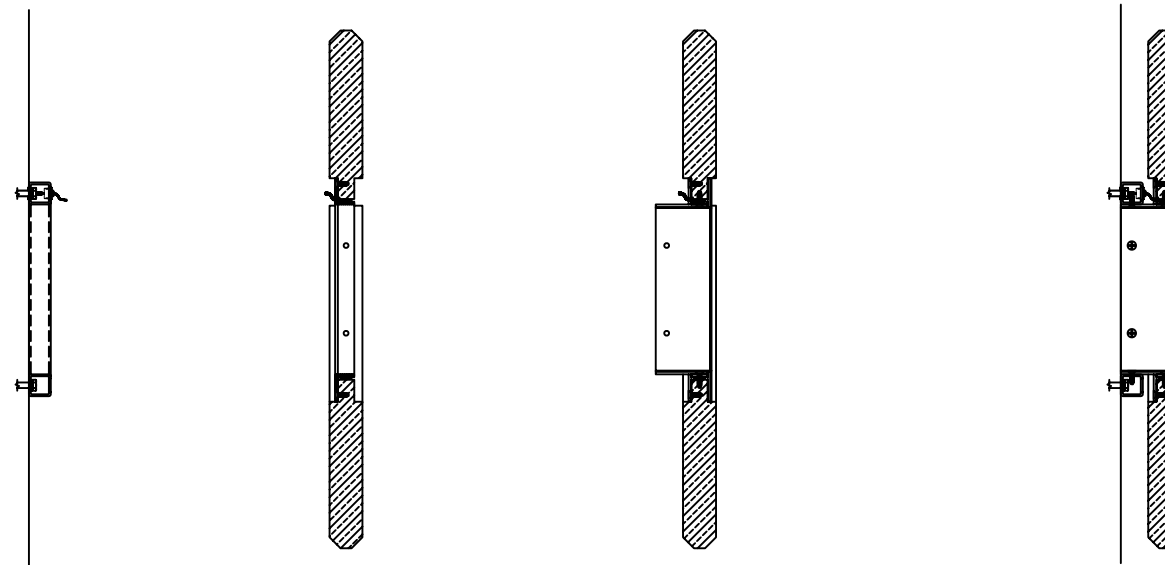
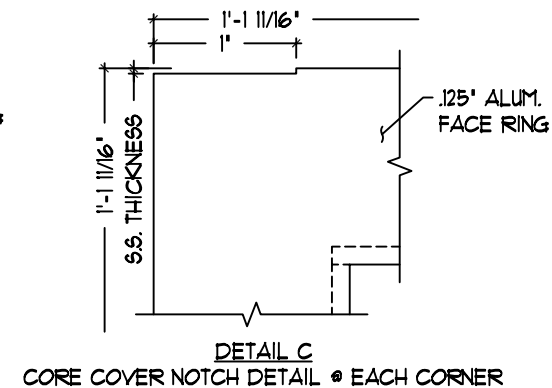
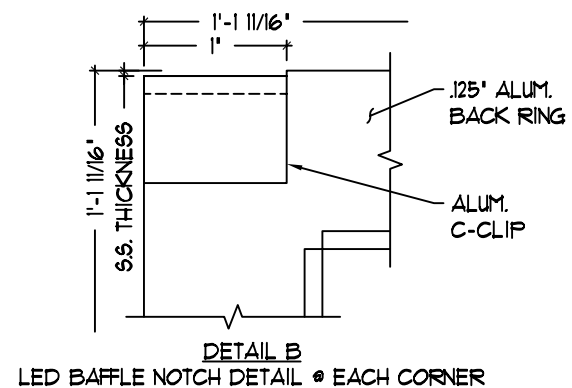
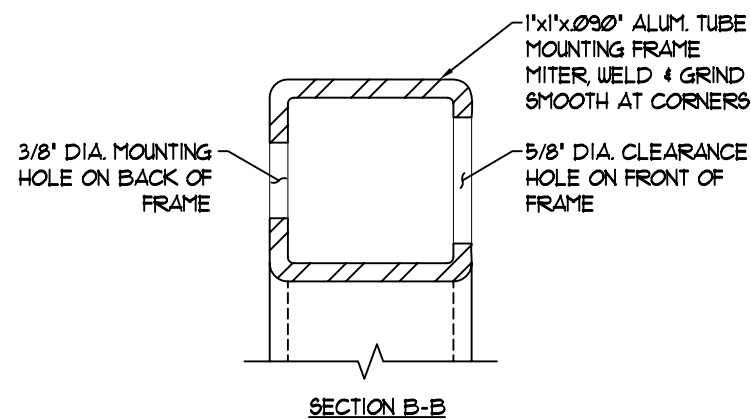
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DESIGNATION:  
 WO-AFF-IN-SCU-23.6





MOUNTING FRAME DETAIL



INSTALLATION DETAILS

NOTE: THE CONNECTION BETWEEN THE ELECTRICAL LEADS FROM THE LEDS & THE BLACK AND WHITE WIRES FROM THE CABLE MUST BE SOLDERED.



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SHT.	4	BY:	TMD	Project No.	08-1218	REV.	DATE	DESCRIPTION	TRR	IK
OF	4	DATE:	6/10/09	Drawing No.	B244144	△	9/21/12	ADDED DIMENSION TO CIR. OF OCTAGON FROM FINISHED FLOOR REMOVED DARK MODEL FINISH OPTION PER CHASE REQUEST	TRR	IK
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Coordinator: Lisa Brevard  
Designer: kendra pickett  
Scale: As noted

CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

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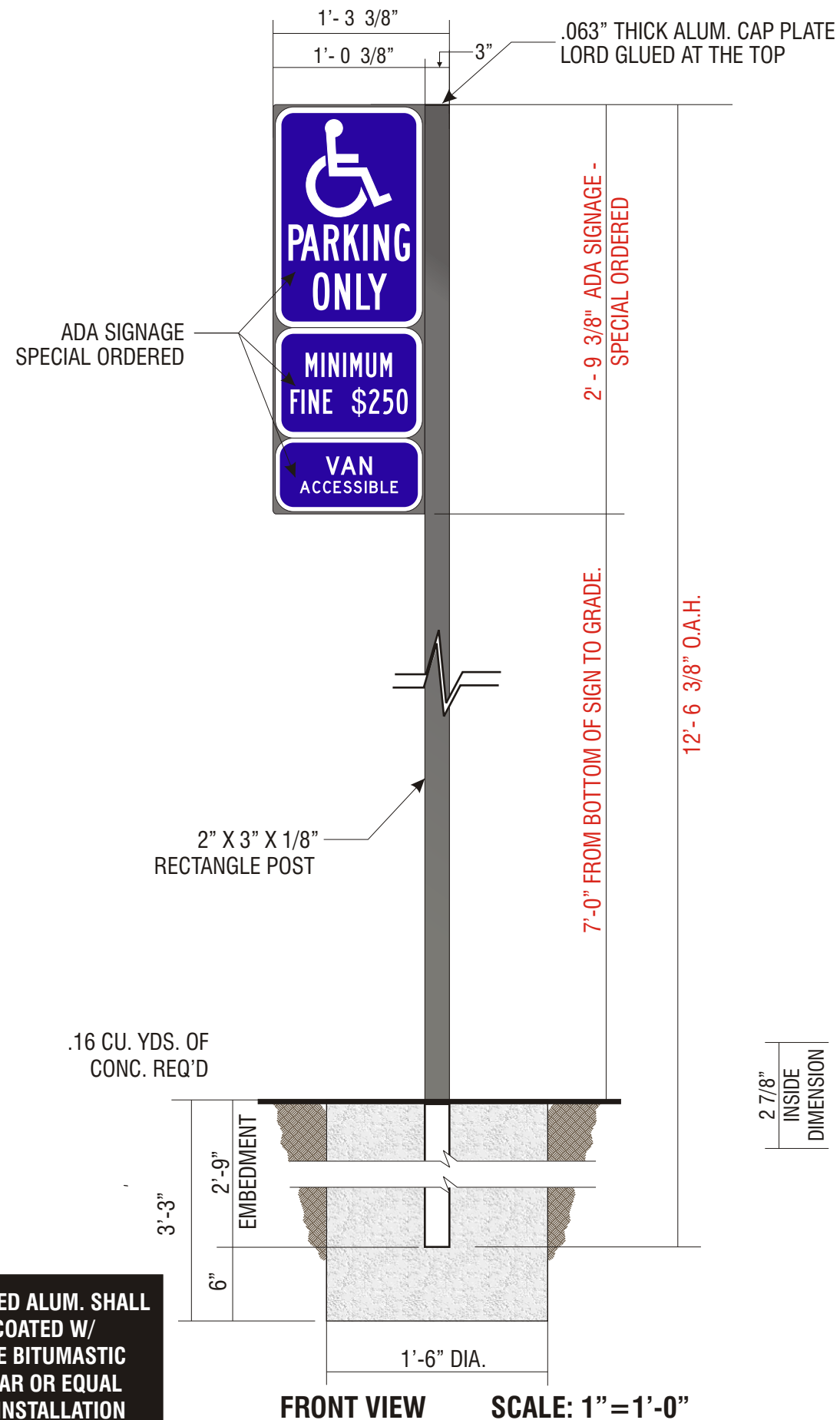
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Drawing Number: 13-00850

Work Order Number: 56910

# REGULATORY SIGN - DISABLED PARKING (CALIFORNIA & REQUIRED JURISDICTIONS)

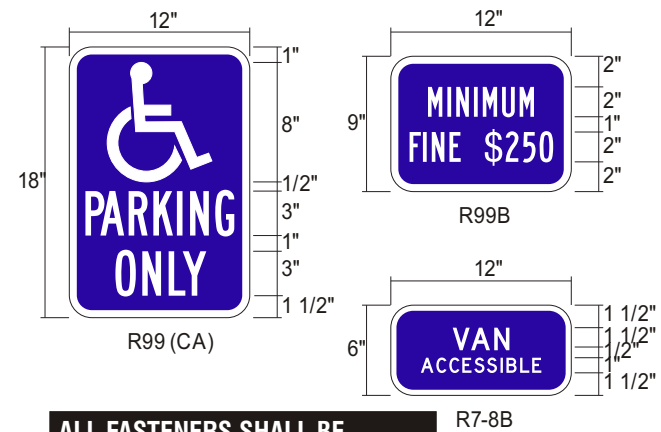


**N15**

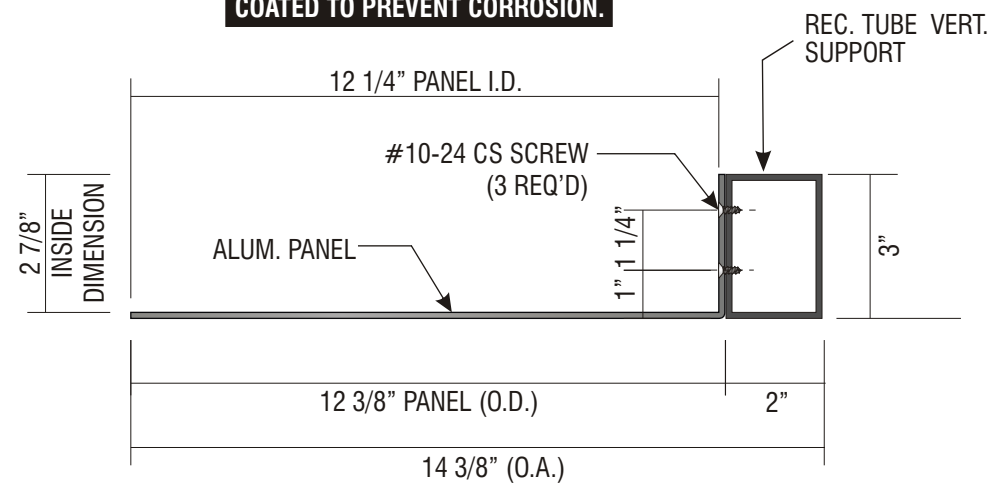
**SIGN TYPE TC-P-ADA-V-RE (CA ADA)**

**MANUFACTURE AND INSTALL ONE (1) N-I POLE MOUNTED PARKING SIGN**

- .125" BRAKE FORMED ALUMINUM SIGN FACE. PAINT FINISH ALL EXPOSED SURFACES DARK NICKEL MATTHEWS MP #18248, GLOSS FINISH (85-90 UNITS). FORM AS SHOWN.
- SIGN FACE TO BE ORDERED BY "COMPLIANCE SIGNS" 800.578.1245 FACE TO BE LORDS GLUE TO .125" BRAKE FORM ALUM. SIGN FACE
- 2" X 3" X 1/8" X 12'-6 3/8" LONG EXTRUDED ALUM. TRIANGULAR POST W/ .063" THICK ALUM. CAP PLATE @ TOP. PAINT FINISH ALL EXPOSED SURFACES TO MATCH DARK NICKEL MATTHEWS MP #18248, GLOSS FINISH (60-70 UNITS). SET SUPPORT INTO CONCRETE FOUNDATION. NO DIRECT EARTH BURIAL ALLOWED.



**ALL FASTENERS SHALL BE STAINLESS STEEL OR OTHERWISE COATED TO PREVENT CORROSION.**



**A HORIZONTAL SECTION SCALE: 3" = 1'-0"**

**ALL EMBEDDED ALUM. SHALL TO BE COATED W/ CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL PRIOR TO INSTALLATION**



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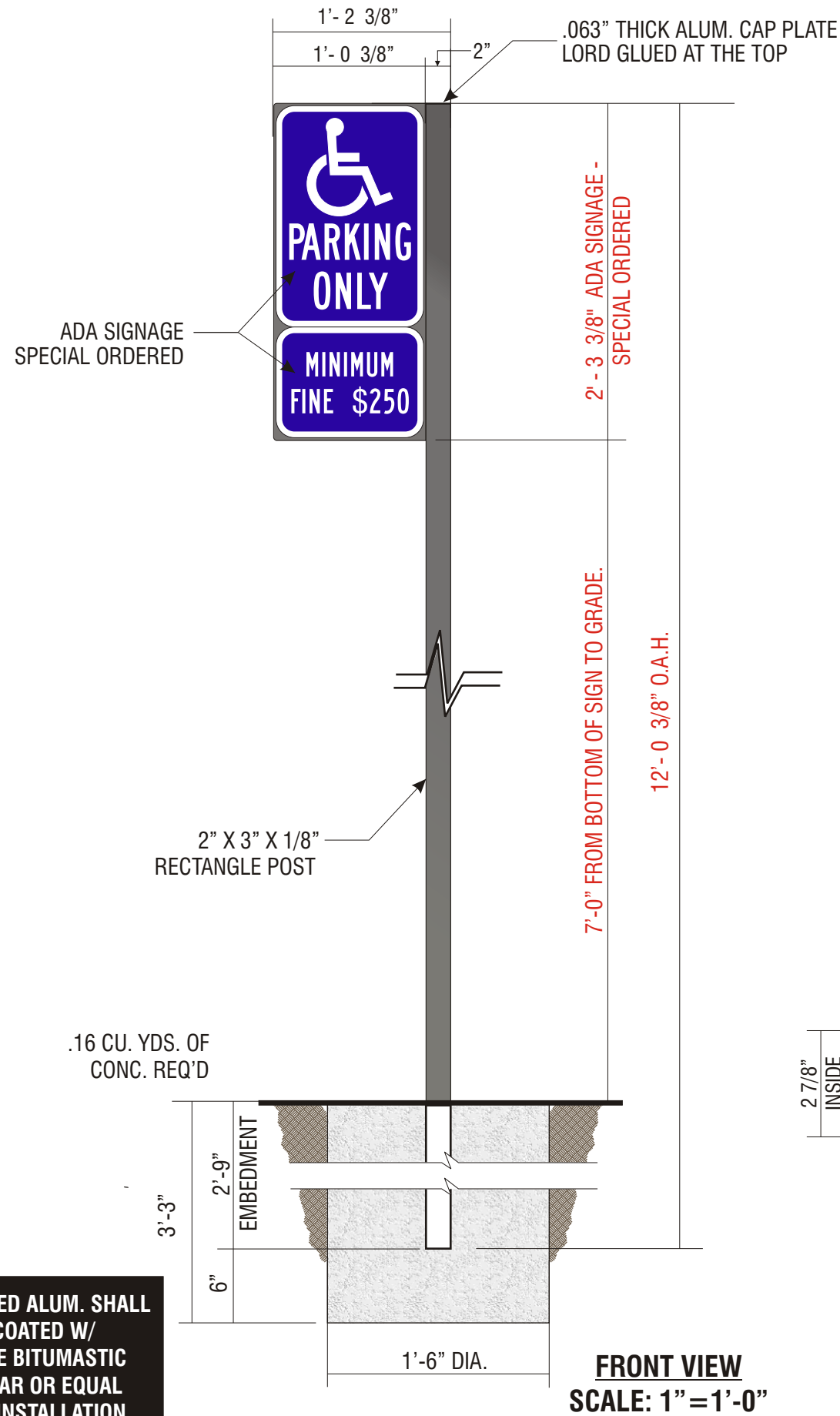
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Work Order Number: 56910

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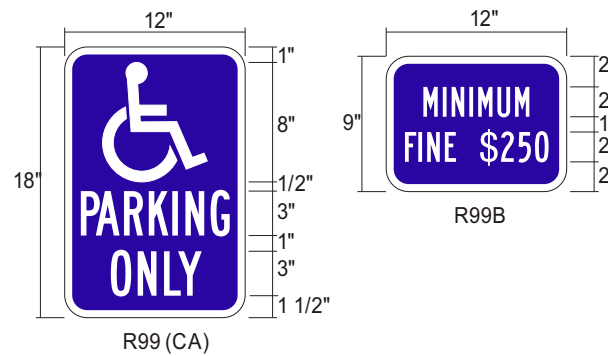


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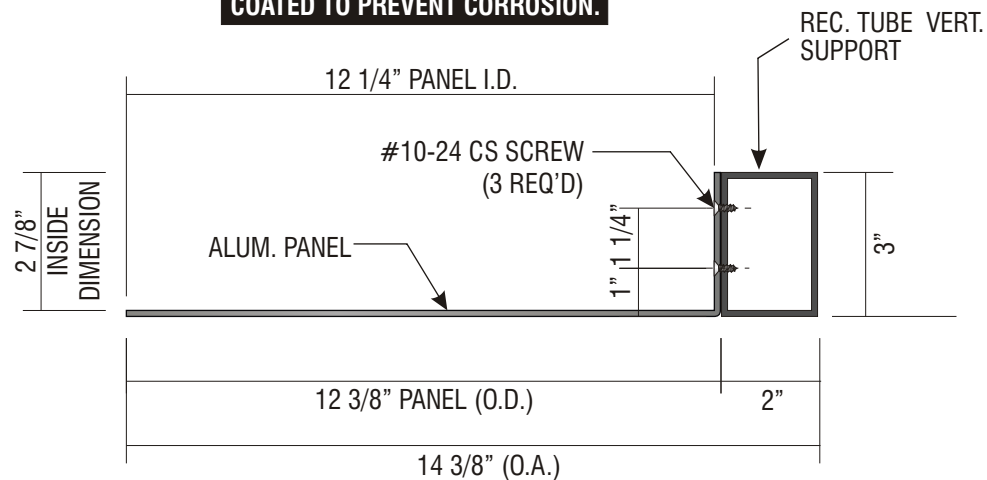
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- SIGN FACE TO BE ORDERED BY "COMPLIANCE SIGNS" 800.578.1245 FACE TO BE LORDS GLUE TO .125" BRAKE FORM ALUM. SIGN FACE
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**A HORIZONTAL SECTION  
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ELEVATION  
(COPY & DECORATION SAME FOR BOTH SIDES)

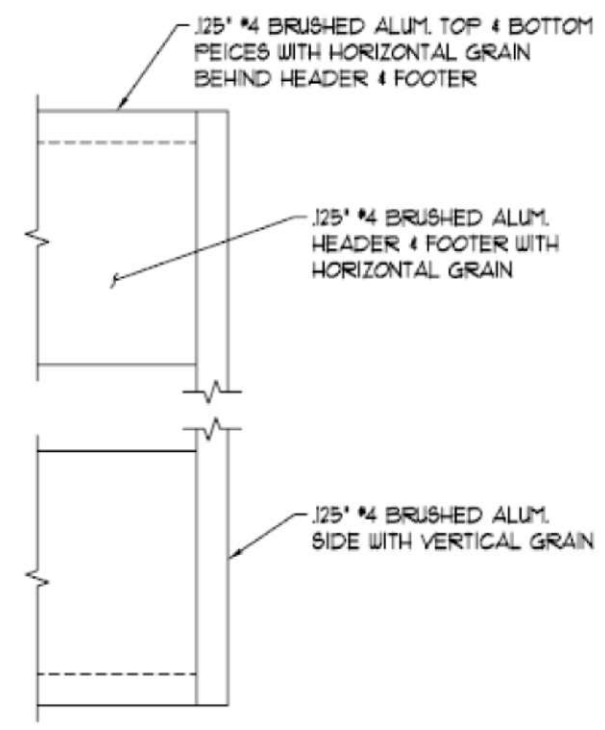
- .125" #4 BRUSHED ALUM. HEADER & FOOTER WITH HORIZONTAL GRAIN ATTACH TO PAINTED ALUM. FACE WITH LORD #406/19 STRUCTURAL ADHESIVE
- .125" #4 BRUSHED ALUM. SIDES WITH VERTICAL GRAIN ATTACH TO ALUM. TUBE FRAME WITH LORD #406/19 STRUCTURAL ADHESIVE
- .125" ALUM. FACE PANEL PAINTED TO MATCH MATTHEWS #MP-18248 CHASE DARK NICKEL WITH CLEAR COAT HIGH GLOSS FINISH
- .125" #4 BRUSHED ALUM. PLATE LETTERS & OCTAGON WITH HORIZONTAL GRAIN ATTACH TO PAINTED ALUM. FACE WITH 3/16" DIA. THREADED WELD STUDS

ALL METAL EDGES INCLUDING OCTAGON & LETTERS SHALL BE DEBURRED & ROUNDED TO REMOVE SHARPNESS



SIDE VIEW

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



BRUSHED ALUMINUM TRIM DETAIL

APPROX WEIGHT OF SIGN: 11 LBS

NOTES:

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



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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

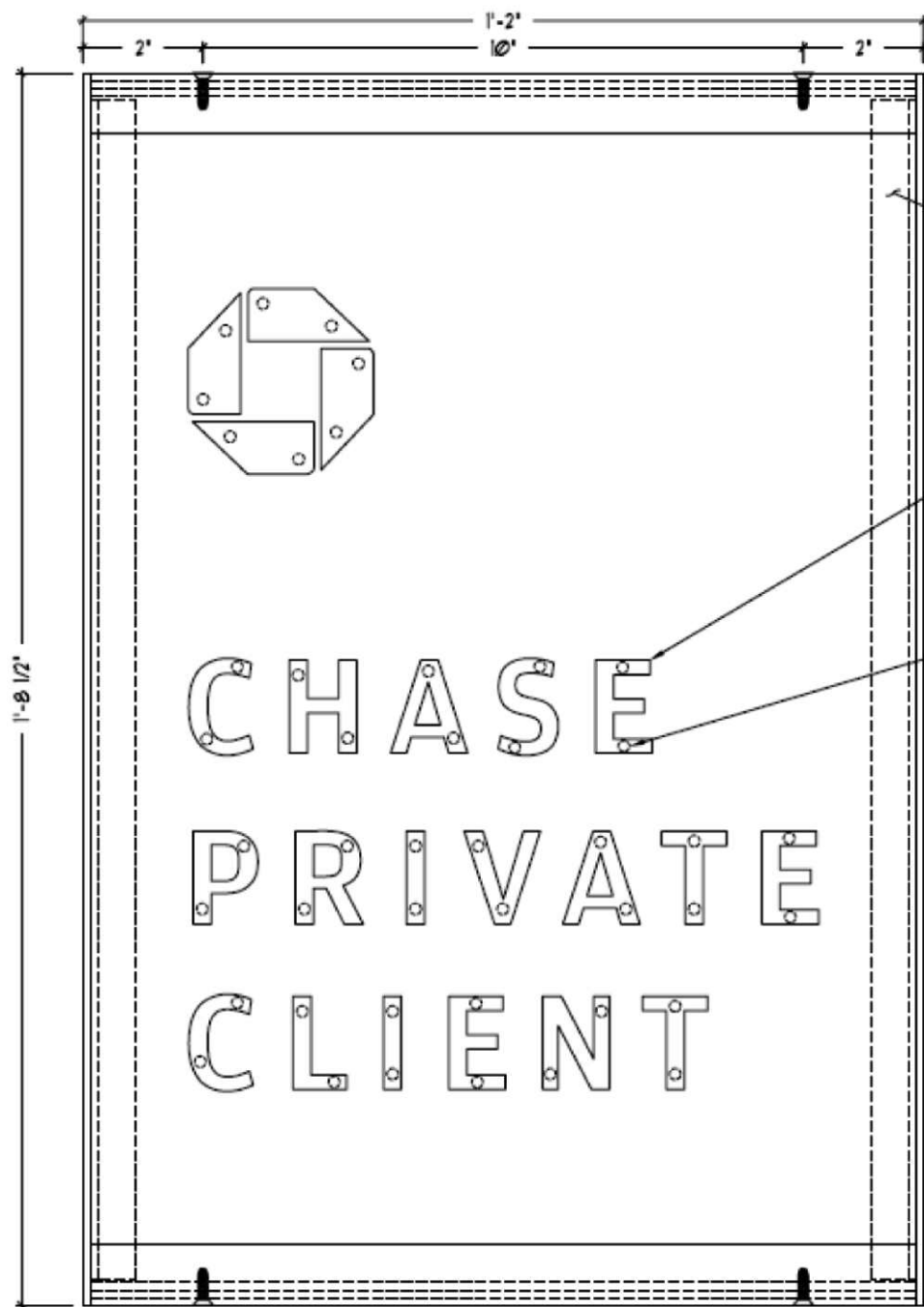
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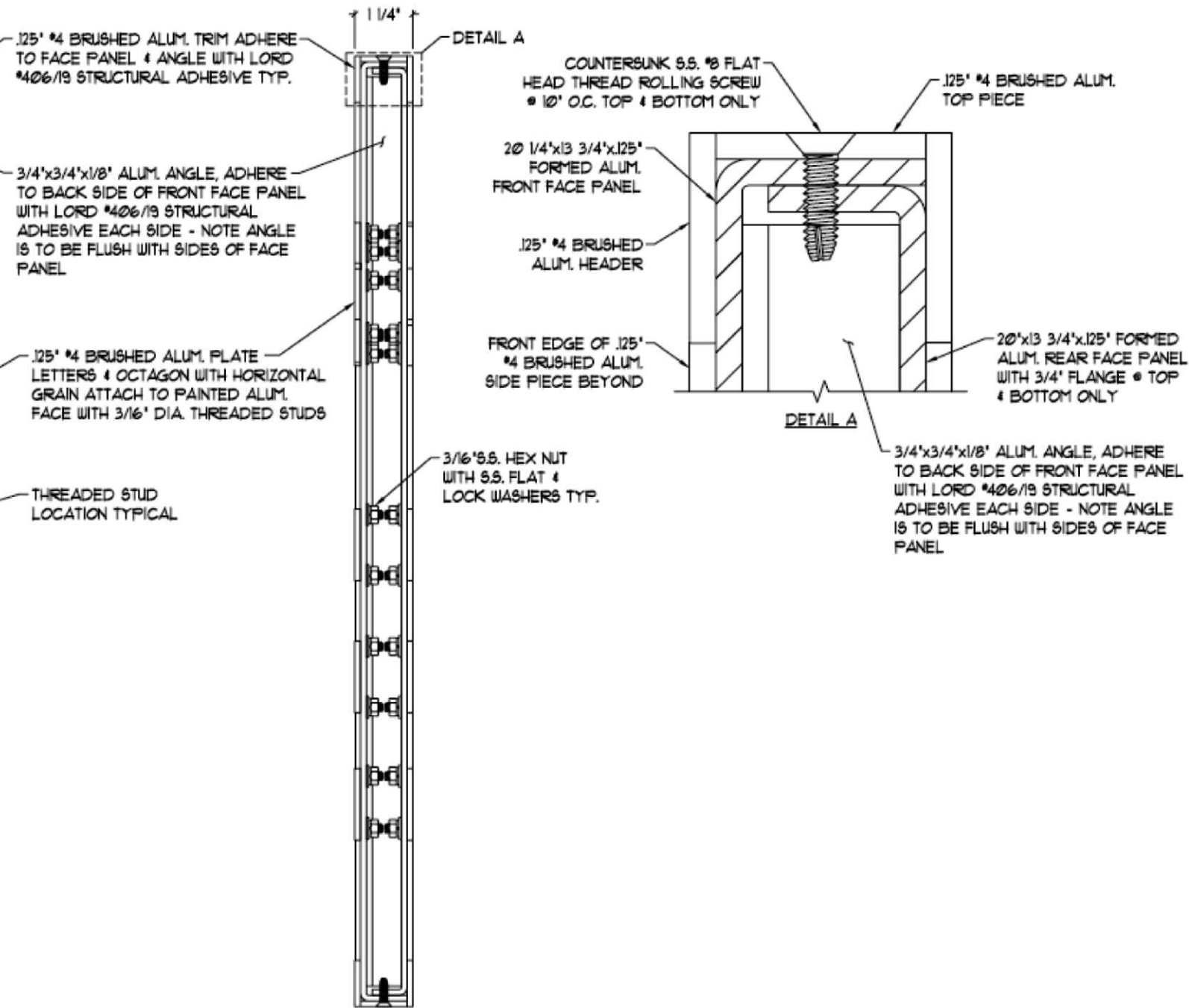
Work Order Number: 56910

**N17**  
**SIGN TYPE CPC-EWP-DF-20.5-RE**

**MANUFACTURE AND INSTALL ONE (1) CPC DOUBLE FACED ENTRANCE WALL PLAQUE**



FRAMING ELEVATION & MOUNTING LOCATIONS



SECTION THROUGH SIGN



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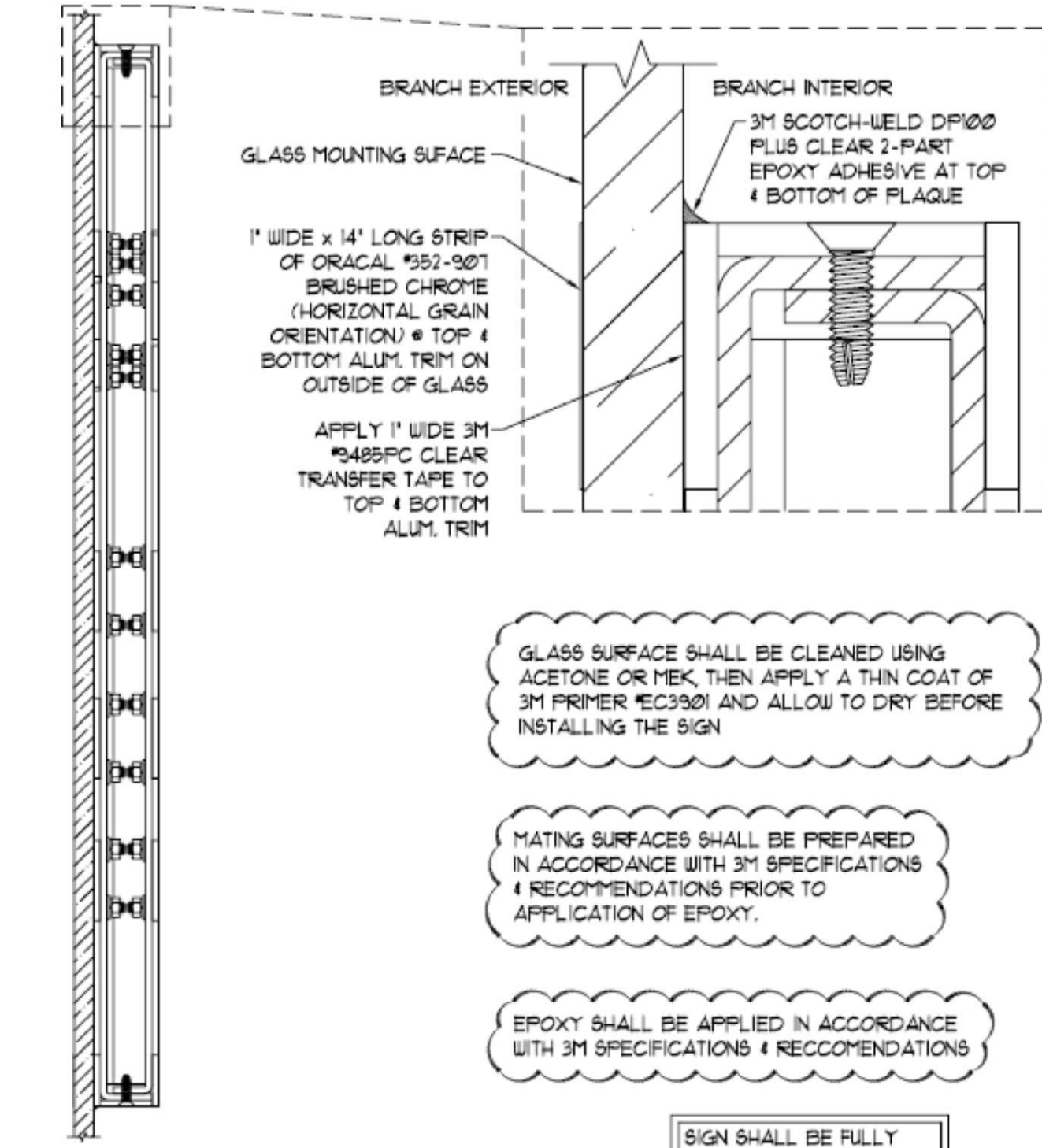
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Drawing Number: 13-00850

Work Order Number: 56910

ENTRANCE PLAQUE MOUNTED ON INSIDE OF BRANCH (CLEAR GLASS)



INSTALLATION DETAIL

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

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

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

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



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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 13-00850

Work Order Number: 56910



## 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](http://www.newportbeachca.gov)

## **COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER**

**APPLICATION:** Lawry's Restaurant  
Staff Approval No. SA2014-004  
(PA2014-020)

**APPLICANT:** Alex Arie

**LOCATION:** 3801 East Coast Highway

**LEGAL DESCRIPTION** TR 673 Lot 1 Blk A all –incpor alley adj- and all-inc por alley

On **February 28, 2014**, the Community Development Director approved Staff Approval SA2014-004. This approval is based on the findings and subject to the following conditions.

### **PROJECT SUMMARY**

Staff Approval to verify the proposed tenant improvement and addition of a bar within the existing Five Crowns restaurant is consistent with the existing entitlements.

### **ZONING DISTRICT/GENERAL PLAN**

- **Zone:** Commercial Corridor
- **General Plan:** Corridor Commercial

### **I. BACKGROUND**

Use Permit No. 1822 was approved in 1977 which allowed for a 189.69 sq.ft bar area, an overall net public area of 4,800 sq.ft., parking space waiver and valet service.

### **II. PROPOSED CHANGES**

The restaurant proposes a tenant improvement to remodel the dining area and construct a new bar. Per Municipal Code Section 20.48.090, an amendment to the existing permit is not required if the increase in floor area is 25 percent or 250 square feet less than that of the original approval. The project plans indicate the proposed improvements are within this amount.

### **III. FINDINGS**

Pursuant to Section 20.54.070, 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. This staff approval is based on the following findings and facts in support of the findings.

#### Finding:

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

#### Facts in Support of Finding:

1. The proposed changes are consistent with the provisions of the Zoning Code in that it maintains the restaurant use which is permitted within the Commercial Corridor zoning district.

#### 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 changes are negligible and would not require change to the environmental determination of the original project. Neither a Negative Declaration or an Environmental Impact Report were required for the original project.

#### 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 changes in floor area are within the scope of the project considered under Use Permit No. 1822. The modification requires no amendments to the original conditions of approval.

#### Finding:

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



Facts in Support of Finding:

1. The increase in floor area is considered negligible and is within the criteria specified in Municipal Code Section 20.48.090.

**IV. DETERMINATION**


The proposed project is in substantial conformance with Use Permit No. 1822. and an amendment to this permit is not required.

**V. CONDITIONS OF APPROVAL**

1. Conditions specified in Use Permit No. 1822 shall remain in full effect.
2. 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 Lawry's Restaurant including, but not limited to, the Staff Approval SA2014-004. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

**APPEAL PERIOD:** An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Kimberly Brandt, AICP, Community Development Director

  
Brenda Wisneski, AICP, Deputy Director

By:

Attachments: CD 1 Project Plans

# **Attachment No. CD 1**

Project Plans

We warrant that the work is done in accordance with the provisions of the applicable building codes, and the quality of the work is that of a professional architect. We warrant that the work is done in accordance with the provisions of the applicable building codes, and the quality of the work is that of a professional architect. We warrant that the work is done in accordance with the provisions of the applicable building codes, and the quality of the work is that of a professional architect.

Owner  
 Lawry's Restaurants, Inc.

Consultant

Stamp

Submittal Dates  
 CITY SUBMITTAL 02.11.2014

Rev. Description Date

Project Drawing Set

USE CHANGE  
**Five Crowns Restaurant**  
 3801 E. Pacific Coast Highway  
 Corona Del Mar, CA

Sheet Title

ANALYSIS

Job Number: 13RHA466.C1  
 Date: 02.11.2014  
 Sheet No.:

A0.1

**PROPOSED BAR AREA**

2014 PROPOSED BAR

LOCATION	SQ. FT.
NEW BAR DINING RM 'B' (1ST FLR.)	140.65
EXISTING BAR COCKTAIL LOUNGE (1ST FLR.)	93.85
TOTAL PROPOSED BAR AREA	234.50

1977 USE PERMIT NO. 1822 BAR AREA

LOCATION	SQ. FT.
DINING RM 'E' (2ND FLR.)	38.87
COCKTAIL LOUNGE (1ST FLR.)	150.92
TOTAL BAR	189.79

PROPOSED INCREASE

PHASE	SQ. FT.
1977 USE PERMIT NO. 1822	189.79
2014 PROPOSED	234.50
TOTAL BAR AREA INCREASE	44.81

PERCENT INCREASE 23.62%

44.81 S.F. = 23.62% INCREASE OF THE 1977 USE PERMIT NO. 1822 BAR AREA OF 189.79 S.F.  
 2014 PROPOSED BAR USE INCREASE IS < 25% OF 1977 USE PERMIT NO. 1822 BAR AREA.

PER THE CITY OF NEWPORT BEACH MUNICIPAL CODE 20.48.90 THE OWNERS OR OPERATORS OF EXISTING ALCOHOL SALES ESTABLISHMENTS SHALL BE REQUIRED TO SUBMIT AN APPLICATION FOR AN AMENDMENT TO AN EXISTING PERMIT IF AN INCREASE IN THE FLOOR AREA PRINCIPALLY DEVOTED TO ALCOHOL SALES BY TWENTY-FIVE (25) PERCENT OR MORE OR BY TWO HUNDRED FIFTY (250) SQUARE FEET OR MORE, WHICHEVER IS LESS. OUR CALCULATIONS INDICATE THAT BOTH OUR PERCENTAGE INCREASE IS UNDER 25% AND OUR AREA INCREASE IS UNDER 250 SQUARE FEET. THEREFORE, WE ARE NOT REQUIRED TO APPLY FOR AND AMENDMENT TO THE EXISTING USE PERMIT # 1822.

**OCCUPANCY CALCULATIONS**

FLOOR AREA TABULATIONS	FACTOR	LOAD	OCC
STORAGE	134 SF	300	0 OCC
DINE/BAR	2,789 SF	15	186 OCC
CIRCULATION	127 SF	N/A	0 OCC
KITCHEN/FOOD SERVICE	3,481 SF	200	17 OCC
RESTROOM/OTHER	257 SF	N/A	0 OCC
SUBTOTAL	6,788 SF		203 OCC
GREENHOUSE DINING	550 SF	15	37 OCC
PATIO DINING	750 SF	15	50 OCC
COMBINED TOTAL	8,088 SF		290 OCC

SECOND FLOOR

FLOOR AREA TABULATIONS	FACTOR	LOAD	OCC
LOCKER	409 SF	50	8 OCC
OFFICE	1,440 SF	100	14 OCC
DINE	697 SF	15	47 OCC
CIRCULATION	799 SF	N/A	0 OCC
KITCHEN/FOOD SERVICE	120 SF	200	0 OCC
RESTROOM/OTHER	314 SF	N/A	0 OCC
SUBTOTAL	3,779 SF		69 OCC
TOTAL (1ST AND 2ND FLR.)	11,867 SF		359 OCC

**SEATING COUNT CALCULATIONS**

2014 PROPOSED BAR

FIRST FLOOR	SEATS
MAITRE D'	0
DINING RM 'A'	34
DINING RM 'B'	40
DINING RM 'C'	44
COCKTAIL LOUNGE	23
ENCLOSED PATIO	32
OUTDOOR PATIO	24
SUBTOTAL	245

SECOND FLOOR

DINING RM 'D'	SEATS
DINING RM 'D'	48
SUBTOTAL	245

TOTAL PROPOSED SEATS 280 SEATS

1977 USE PERMIT NO. 1822

FIRST FLOOR	SEATS
MAITRE D'	0
DINING RM 'A'	46
DINING RM 'B'	50
DINING RM 'C'	34
COCKTAIL LOUNGE	41
ENCLOSED PATIO	36
OUTDOOR PATIO	28
SUBTOTAL	296

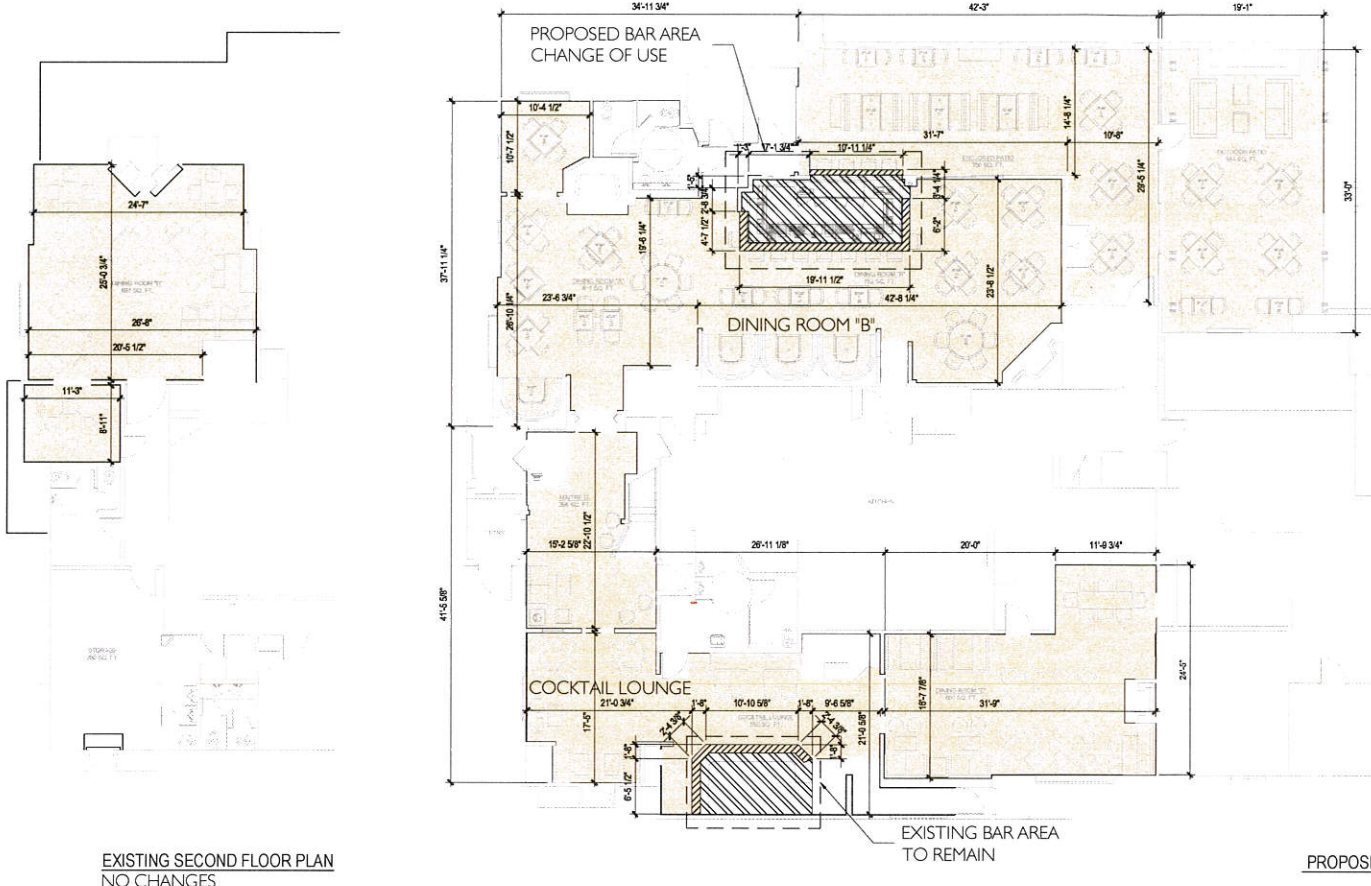
SECOND FLOOR

DINING RM 'D'	SEATS
DINING RM 'D'	49
DINING RM 'E'	12
SUBTOTAL	296

TOTAL PROPOSED SEATS 331 SEATS

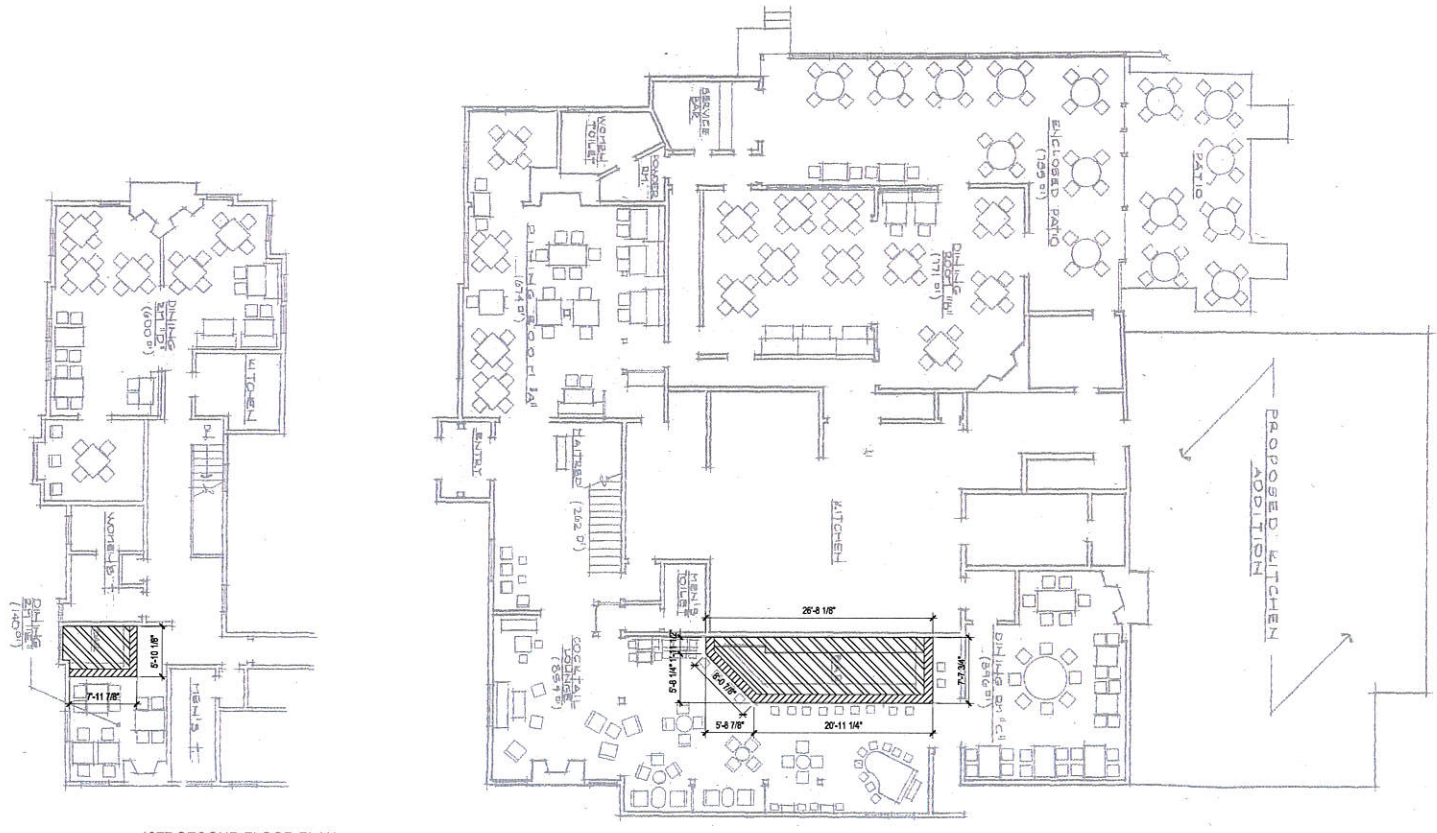
**BAR CALCULATIONS**

BAR	LINE FT / BIN	SEATS
COCKTAIL LOUNGE	41'-8 1/4" / 18"	28
DINING ROOM 'B'	22'-0 7/8" / 18"	15
TOTAL BAR SEATING		43
BAR	LINE FT / BIN	SEATS
COCKTAIL LOUNGE	38'-7 3/8" / 18"	26
2ND FLOOR BAR	13'-10" / 18"	9
TOTAL BAR SEATING		35



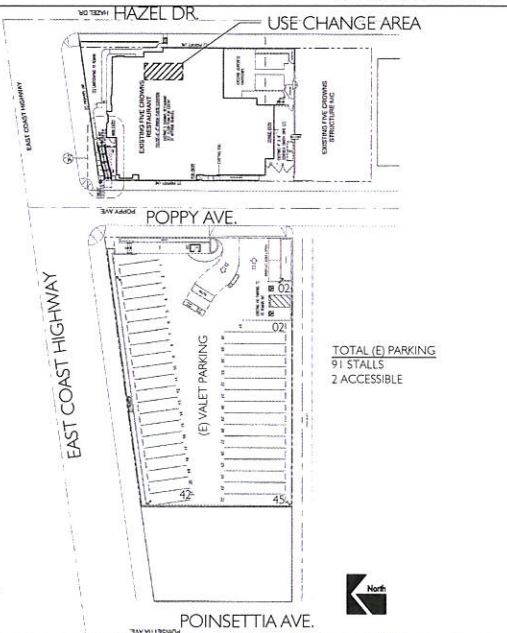
SCALE: 1/8" = 1'-0" PROPOSED PLAN

EXISTING SECOND FLOOR PLAN  
 NO CHANGES



SCALE: 1/8" = 1'-0" 1977 DOCUMENTATION USE PERMIT NO. 1822

1977 SECOND FLOOR PLAN



REFERENCE SITE PLAN