



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

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

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

SUBJECT: Report of actions taken by the Zoning Administrator, and/or Planning Division staff for the week ending May 23, 2014

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS
(Non-Hearing Items)**

Item 1: 800 Block Newport Center Drive Sign Change – Activity No. SA2014-010
(PA2014-057)
800, 840, 860, 880 Newport Center Drive

Action: Approved

Council District 5

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



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. SA2014-010 (PA2014-057)

Applicant Irvine Company

Site Address 800, 840, 860, 880 Newport Center Drive
800 Block Newport Center Drive Sign Change

Legal Description Parcel 1 of Resubdivision No. 0612, being a division of a portion of Block 55 of Irvine's Subdivision as shown on the map recorded in Book 1, Page 88 of Miscellaneous Record Maps, Records of Orange County, California

On May 22, 2014, the Community Development Director approved the following: a staff approval determining that the proposed relocation of Sign Type 3 is in substantial conformance with Comprehensive Sign Program No. CS2013-009, approved October 10, 2013. The property is located in the North Newport Center Planned Community (PC-56) Zoning District.

I. BACKGROUND

The subject property is approximately 11.1 acres and is located off of Newport Center Drive between Santa Barbara Drive and Santa Maria Road. It is developed with three office buildings and a parking area. In 2013, Comprehensive Sign Program No. CS 2013-009 was approved to incorporate and establish sign guidelines for the multi-tenant buildings within the Block 800 subarea. The existing sign program allows one Sign Type 3 to be located within the entrance median of the driveway from Santa Barbara Drive and was conditioned to allow minor changes that do not substantially deviate from the original approval to be approved by the Director.

II. PROPOSED CHANGES

The applicant is proposing the relocation of Sign Type 3 such that it will no longer be within the entrance median of the driveway from Santa Barbara Drive due to the construction of a new guard gate. Said sign will be positioned near the corner of the driveway entry within the landscape area on private property. The new location has been reviewed by the City's Public Works Department to ensure adequate sight

distance is provided with the sign in the new location. No other changes are requested at this time.

A building permit will be obtained for the new signs and updated plans to reflect the changes will retained in the Comprehensive Sign Program file.

III. DETERMINATION

Pursuant to Section 20.42.120.F (Revisions to Comprehensive Sign Programs), the Director may approve revisions to a comprehensive sign program if the intent of the original approval is not affected. The applicant proposes to relocate an allowed sign (Sign Type 3) such that it will create less visual clutter and improved wayfinding given the proposed improvements to the property, which upholds the intent of the original approval.

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

On behalf of Kimberly Brandt, AICP, Community Development Director

By:



Benjamin M. Zdeba
Assistant Planner

GR/bmz

Attachments: CD 1 Vicinity Map
CD 2 Applicant's Description and Justification
CD 3 Sight Distance Exhibit
CD 4 Comprehensive Sign Program No. CS2013-009

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Staff Approval No. SA2014-010
PA2014-057

800, 840, 860, 880 Newport Center Drive

Attachment No. CD 2

Applicant's Description and Justification



CAA PLANNING

April 11, 2014

Ms. Brenda Wisneski
Deputy Community Development Director
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92658-8915

Subject: Staff Approval for Alternate Location of Sign Placement at 800 Newport Center Drive

Dear Ms. Wisneski:

On behalf of the Irvine Company, CAA Planning, Inc. (CAA) is pleased to submit the enclosed application for staff approval of an alternate location for the Secondary Tenant ID Monument Sign (Type 3) at 800 Newport Center Drive. The Block 800 Comprehensive Sign Program, attached, regulates the types and a location of signs allowed at 800 Newport Center Drive, and was approved on October 10, 2013.

On page G4 of the Sign Program the Type 3 sign is identified at the entrance median off of Santa Barbara Drive. The proposed alternate location would allow for the relocation the existing sign from the entrance median at Santa Barbara Drive, to the property frontage at Santa Barbara Drive, as shown on Location Plan G1, attached. As depicted on the Location Plan, the alternate location for the Type 3 sign is in compliance with the City's sight distance requirements. In addition, the proposed alternate sign location will not alter the content or change the number of allowable Type 3 signs at 800 Newport Center Drive, which will remain as one sign, per the Sign Program (See page G4).

The alternate location is preferred for the Type 3 sign, as the sign is currently permitted in an area that could become visually cluttered due to the construction of a new guard gate. Further, the Municipal Code allows the Director to approve revisions to a Sign Program if the intent of the program of the original approval is not affected, and we believe that the alternate location for the Type 3 sign can be found in substantial conformance, and remains consistent with the approved sign program. If you have any questions, please do not hesitate to contact me or Paul Shaver at (949) 581-2888.

Sincerely,

CAA PLANNING, INC.

Shawna L. Schaffner
Chief Executive Officer

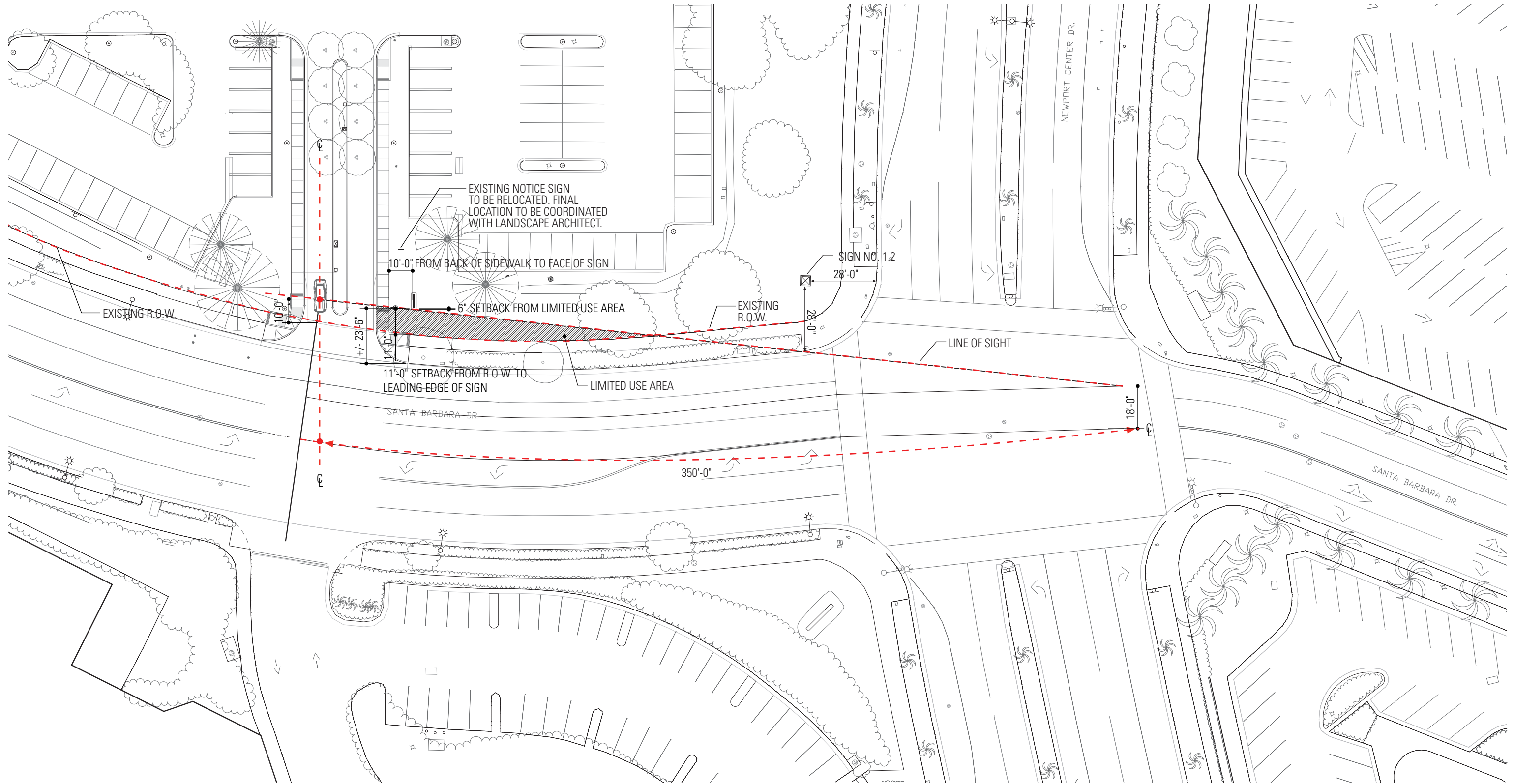


Ms. Brenda Wisneski
April 11, 2014
Page 2 of 2

Attachments: Block 800 Commercial Office Sign Program
Site Plan
Planning Application
Authorization Letter

Attachment No. CD 3

Sight Distance Exhibit



1 PARTIAL SITE PLAN - LOCATION OF SIGN NO. 3.1
SCALE: 1"=40'-0"



Davies Associates

Environmental Graphics
Davies Associates, Inc.
9424 Dayton Way
Suite 217
Beverly Hills, CA 90210
tel 310.247.9572
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Block 800
Commercial Office
Sign Program

Signage and Graphics Program
Newport Beach, California
Project No. 13004

Irvine Company
Office Properties

Documentation	04.22.14	KK
Revised (1)	04.24.14	KK
Revised (2)	04.24.14	KK
Revised	05.01.14	KK
Revised	05.05.14	KK
Revised	05.06.14	AC
Revised	05.12.14	AC

Location Plan
Sign No. 3.1

Location Plan

G1.1

Attachment No. CD 4

Comprehensive Sign Program No. CS2013-009

Block 800

Commercial Office Sign Program

Newport Beach, California

Project No. 13004

4.9.13 (revised 8.26.13)



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IRVINE COMPANY | **OFFICE**
Since 1864 | **PROPERTIES**



1 SITE PLAN - EXISTING SIGNAGE

SCALE: NTS

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**Block 800
Commercial Office
Sign Program**

Signage and Graphics Program
Newport Beach, California
Project No. 13004

Irvine Company
Office Properties

Sign Program
Revised
Revised
Revised
Revised
Revised
Revised
Revised

04.09.13 KK
04.26.13 KK
05.03.13 KK
05.09.13 KK
06.07.13 KK
06.13.13 KK
06.20.13 KK
08.21.13 KK
08.26.13 KK

**Site/Sign
Location Plan
Existing
Conditions**

GO



C16 - EXISTING FREESTANDING SIGN



D13 - EXISTING LANDSCAPE WALL SIGN
E - EXISTING BUILDING SIGN



E - EXISTING BUILDING SIGN



C17 - EXISTING FREESTANDING SIGN



B8 - EXISTING SMALL CUBE SIGN

1 EXISTING CONDITIONS

SCALE: N.T.S.



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Block 800
Commercial Office
Sign Program

Signage and Graphics Program
Newport Beach, California
Project No. 13004

Irvine Company
Office Properties

Sign Program
Revised
Revised
Revised
Revised
Revised
Revised
Revised

04.09.13 KK
04.26.13 KK
05.03.13 KK
05.09.13 KK
06.07.13 KK
06.13.13 KK
06.20.13 KK
08.21.13 KK
08.26.13 KK

**Existing
Conditions**

G1



E - EXISTING BUILDING SIGN



H - EXISTING ADVISORY SIGN



H - EXISTING ADVISORY SIGN



H - EXISTING ADVISORY SIGN

1 EXISTING CONDITIONS

SCALE: N.T.S.



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Block 800
 Commercial Office
 Sign Program

Signage and Graphics Program
 Newport Beach, California
 Project No. 13004

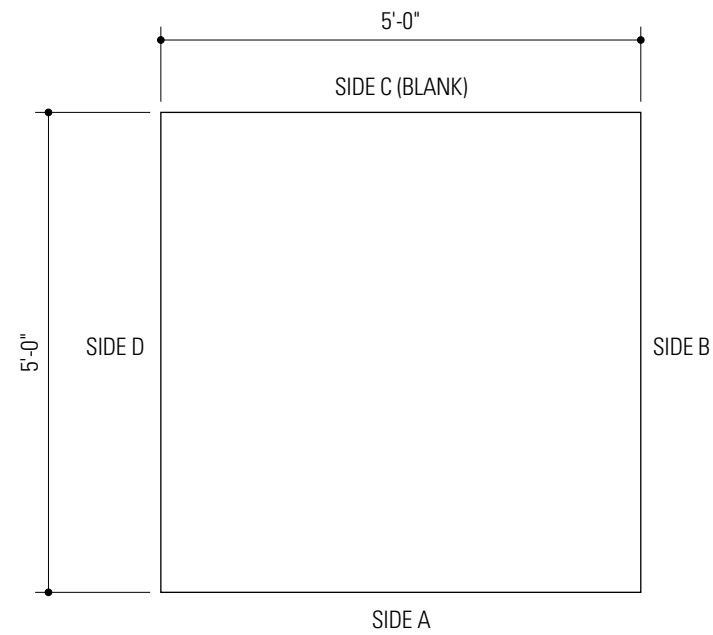
Irvine Company
 Office Properties

Sign Program
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised

04.09.13 KK
 04.26.13 KK
 05.03.13 KK
 05.09.13 KK
 06.07.13 KK
 06.13.13 KK
 06.20.13 KK
 08.21.13 KK
 08.26.13 KK

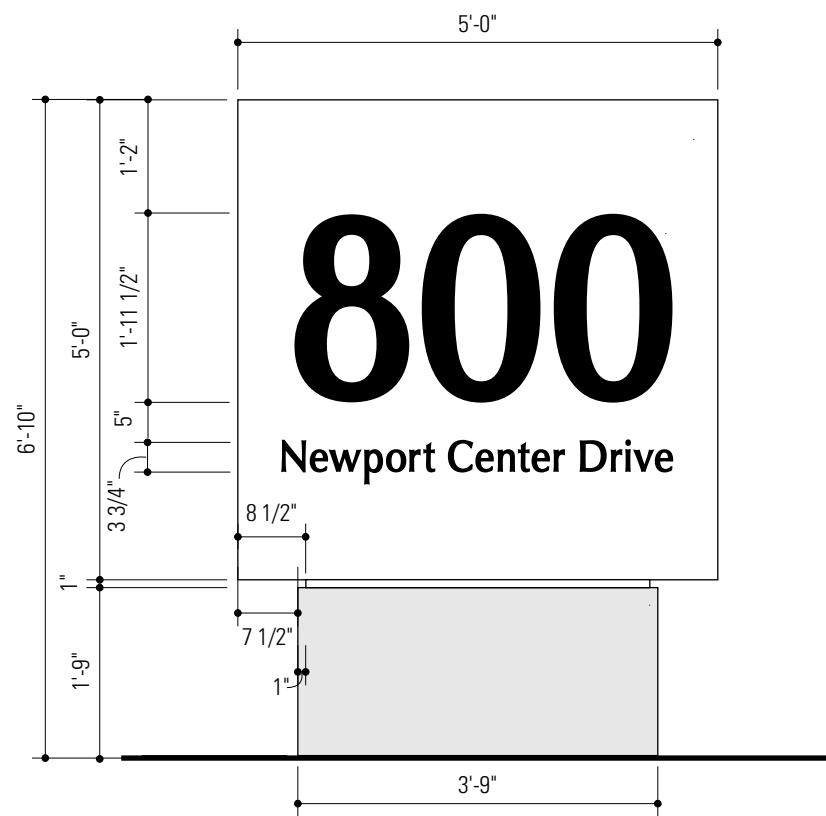
**Existing
 Conditions**

G2



4 PLAN VIEW

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



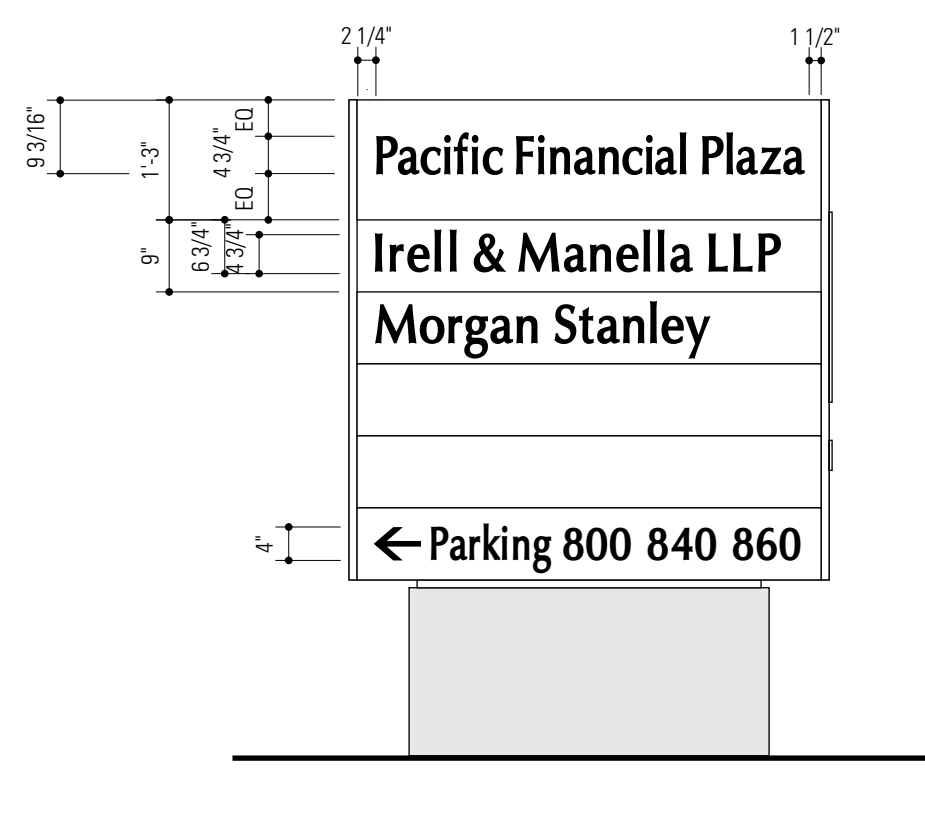
1 ELEVATION - EXISTING CUBE SIGN NO. 4.1- SIDE A

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



2 ELEVATION - EXISTING CUBE SIGN - SIDE B

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



3 ELEVATION - EXISTING CUBE SIGN - SIDE D

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



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Block 800
 Commercial Office
 Sign Program

Signage and Graphics Program
 Newport Beach, California
 Project No. 13004

Irvine Company
 Office Properties

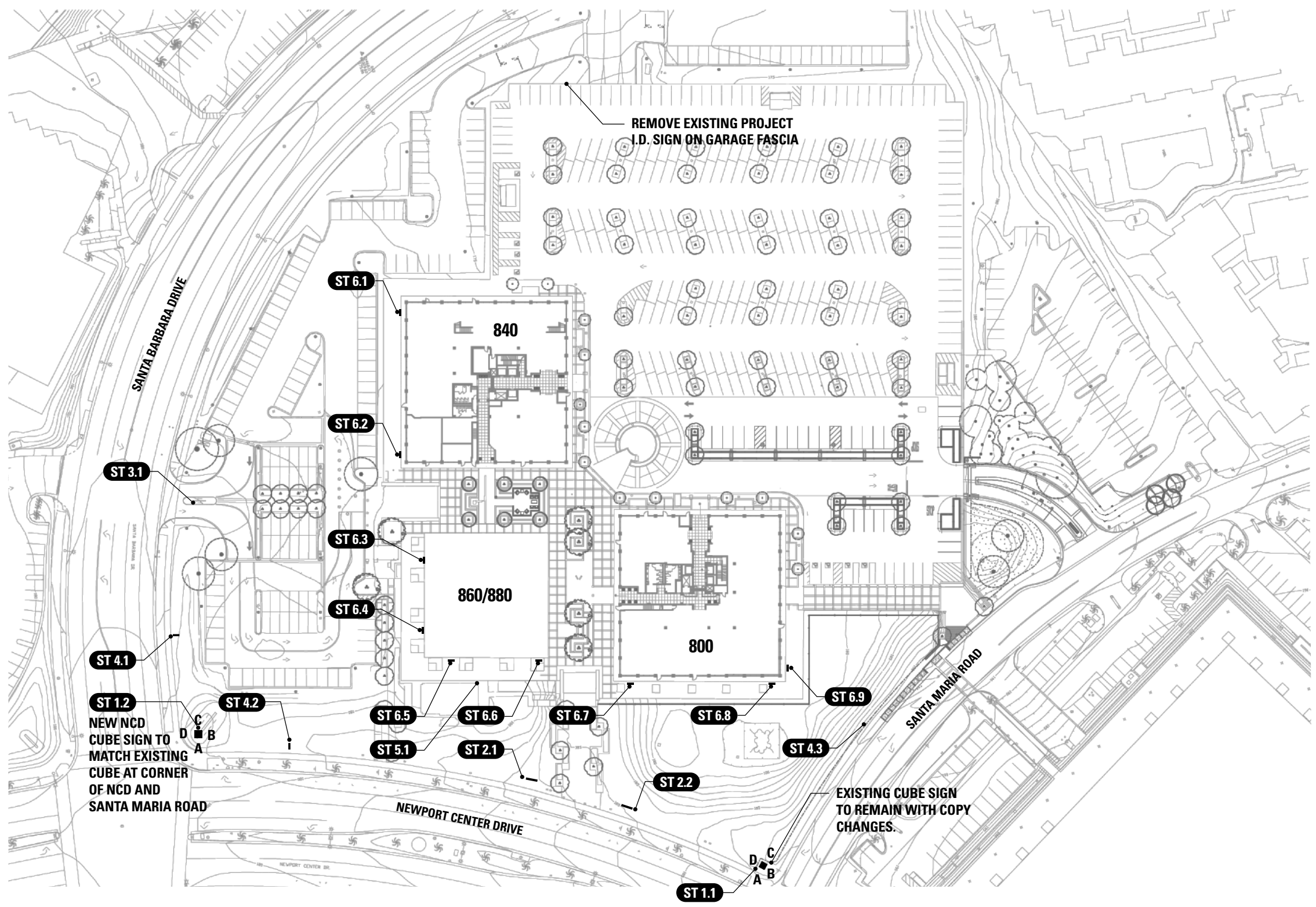
Sign Program
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised

04.09.13 KK
 04.26.13 KK
 05.03.13 KK
 05.09.13 KK
 06.07.13 KK
 06.13.13 KK
 06.20.13 KK
 08.21.13 KK
 08.26.13 KK

**Existing Cube
 Sign**

Elevations and Details

G3



TYPE	SIGN LEGEND
ST 1	PROJECT/TENANT ID CUBE SIGN
ST 2	TENANT ID MONUMENT SIGN
ST 3	SECONDARY TENANT ID MONUMENT SIGN
ST 4	LEASING SIGN
ST 5	RESTAURANT TENANT ID MONUMENT
ST 6	TENANT ID EYEBROW SIGNAGE OPPORTUNITIES

ST 1

ST 3

ST 2

ST 3

ST 4

ST 5

ST 6

1 | SITE PLAN - SIGN LOCATION PLAN
SCALE: NTS

2 | SIGN DRAWINGS - TYPICAL
SCALE: NTS



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Project No. 13004

Irvine Company
Office Properties

Sign Program	04.09.13	KK
Revised	04.26.13	KK
Revised	05.03.13	KK
Revised	05.09.13	KK
Revised	06.07.13	KK
Revised	06.13.13	KK
Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK

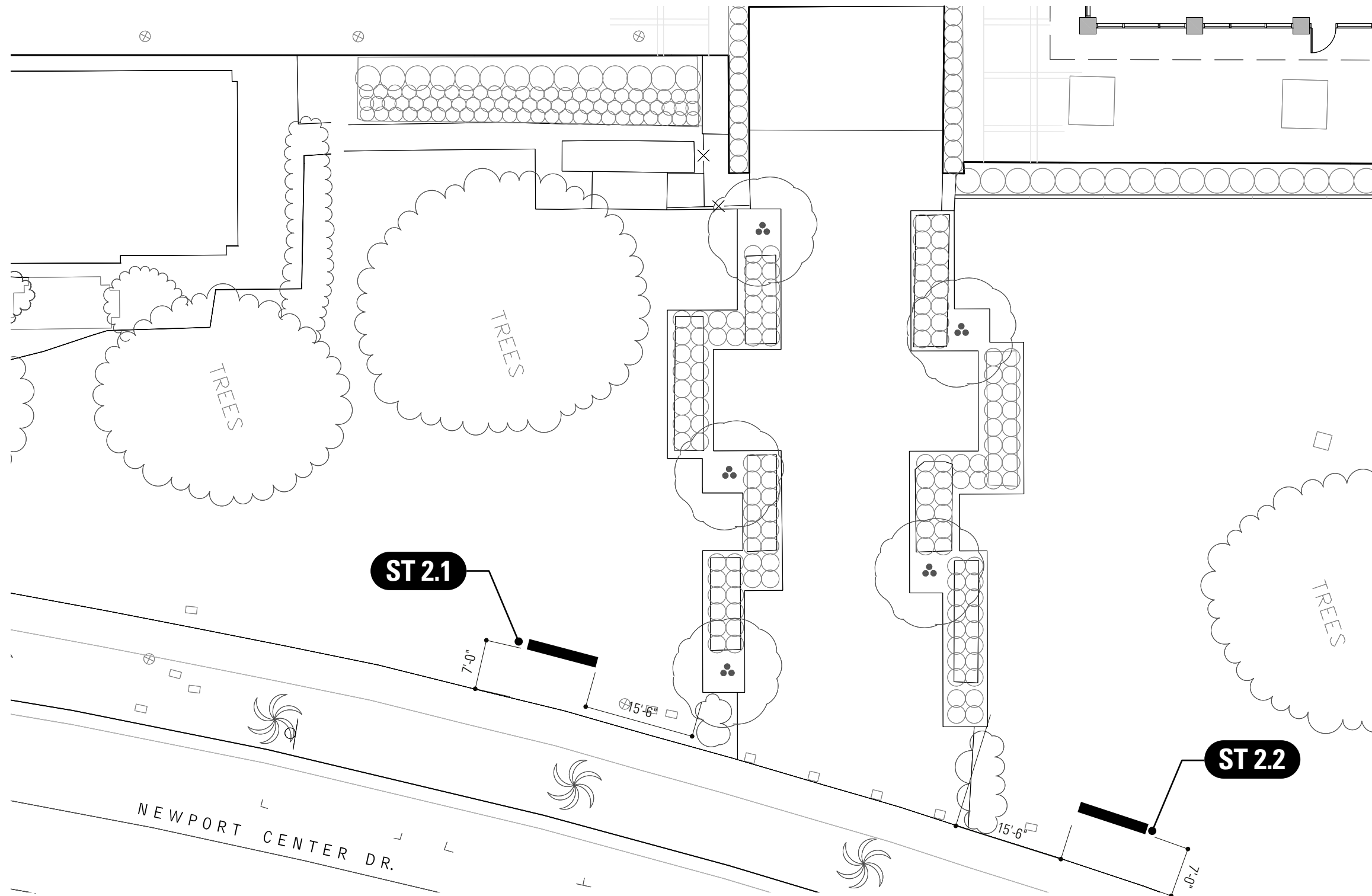
**Site/Sign
Location Plan**

Elevations and Details

G4

TYPE SIGN LEGEND

ST 2 TENANT ID MONUMENT SIGN



1 PARTIAL SITE PLAN - SIGN LOCATION PLAN - SIGN TYPE 2

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



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Block 800
 Commercial Office
 Sign Program

Signage and Graphics Program
 Newport Beach, California
 Project No. 13004

Irvine Company
 Office Properties

Sign Program
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised

04.09.13 KK
 04.26.13 KK
 05.03.13 KK
 05.09.13 KK
 06.07.13 KK
 06.13.13 KK
 06.20.13 KK
 08.21.13 KK
 08.26.13 KK

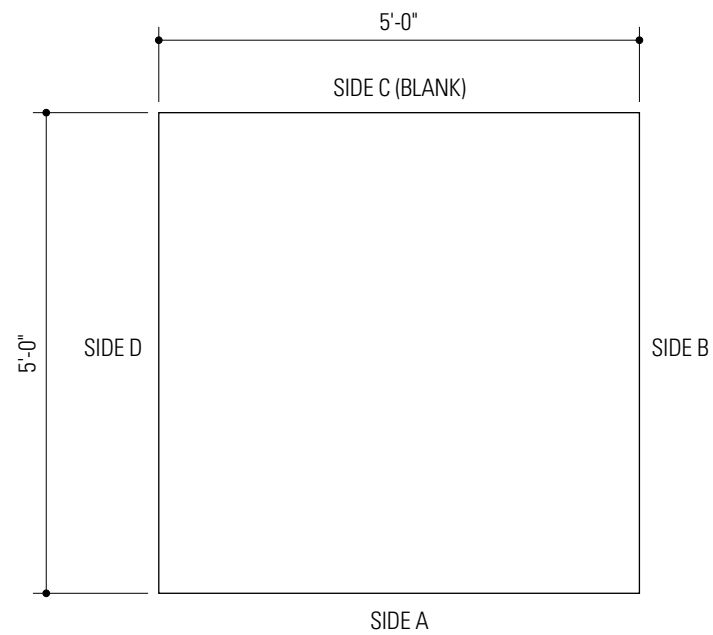
**Site/Sign
 Location Plan
 Sign Type 2**

Elevations and Details

G5

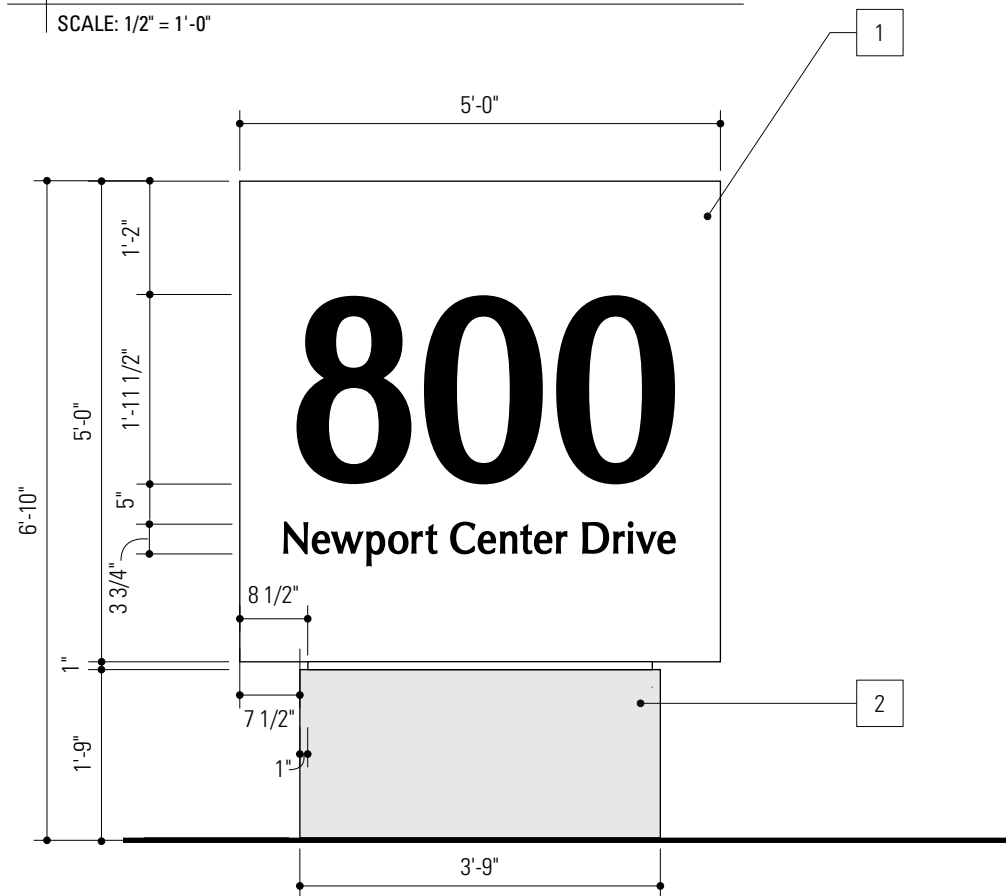
NOTES

- 1 FABRICATED ALUMINUM SIGN CABINET WITH PAINT FINISH AND PUSH THRU DAY/NIGHT GRAPHICS.
- 2 EXISTING CONCRETE BASE TO BE CLEANED AND/OR SACKED/REFURBISHED.



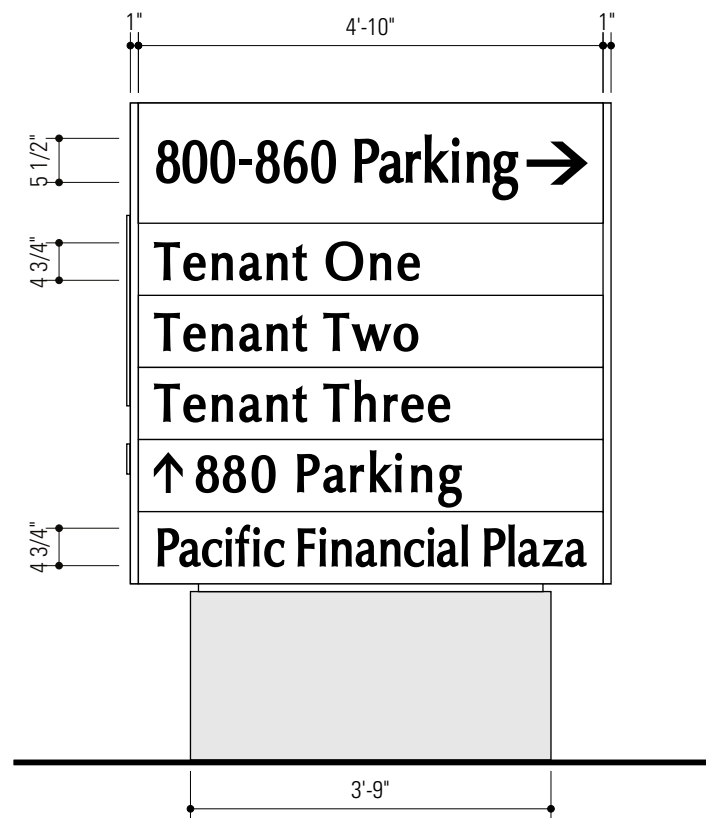
4 PLAN VIEW

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



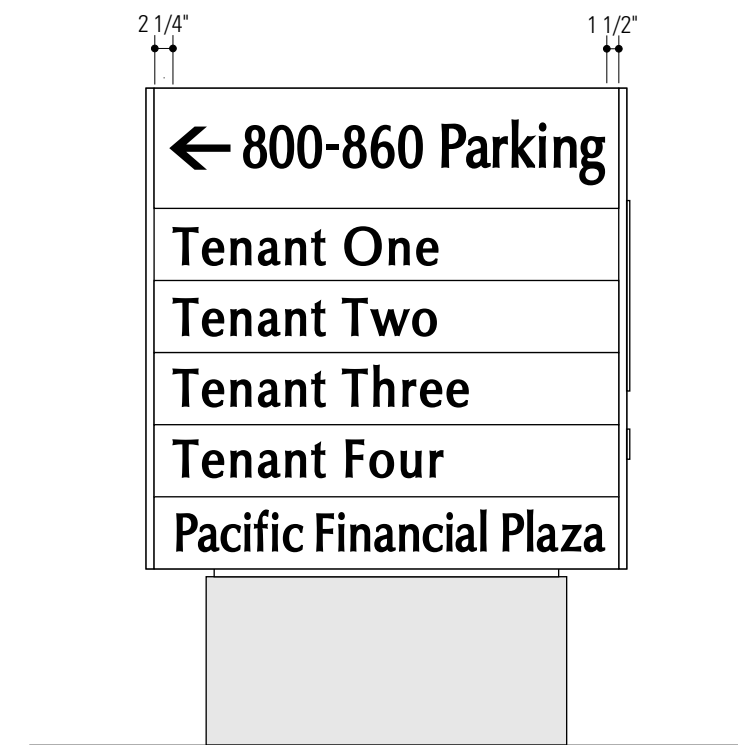
1 ELEVATION - SIGN TYPE 1 - SIGN NO. ST 1.1 - REVISED EXISTING CUBE SIGN - SIDE A

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



2 ELEVATION - SIDE B

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



3 ELEVATION - SIDE D

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



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Signage and Graphics Program
 Newport Beach, California
 Project No. 13004

Irvine Company
 Office Properties

Sign Program
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised

04.09.13 KK
 04.26.13 KK
 05.03.13 KK
 05.09.13 KK
 06.07.13 KK
 06.13.13 KK
 06.20.13 KK
 08.21.13 KK
 08.26.13 KK

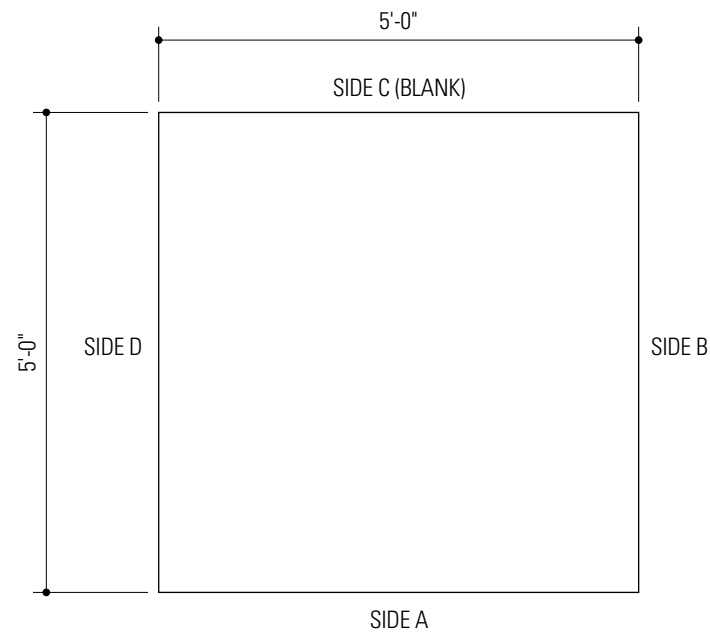
Sign Type 1
Sign No. 1.1

Elevations and Details

G6

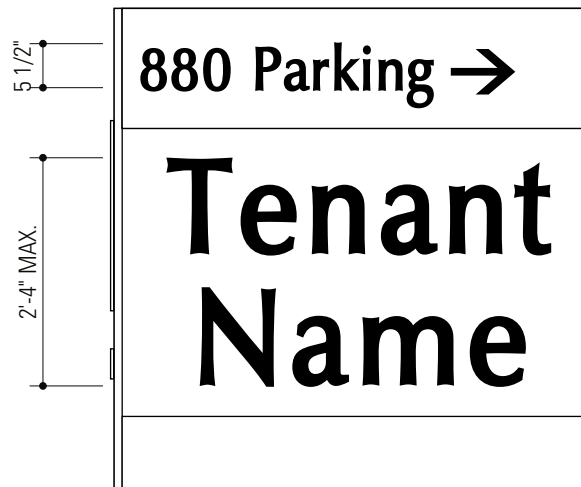
NOTES

- 1 FABRICATED ALUMINUM SIGN CABINET WITH PAINT FINISH AND PUSH THRU DAY/NIGHT GRAPHICS.
- 2 NEW POURED IN PLACE CONCRETE BASE TO MATCH EXISTING PROJECT STANDARDS.



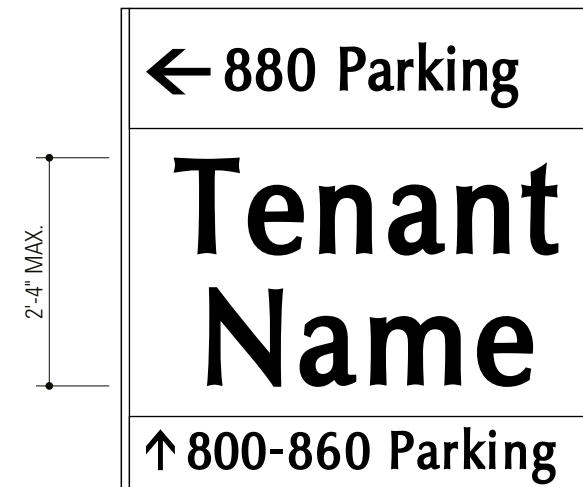
4 PLAN VIEW

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



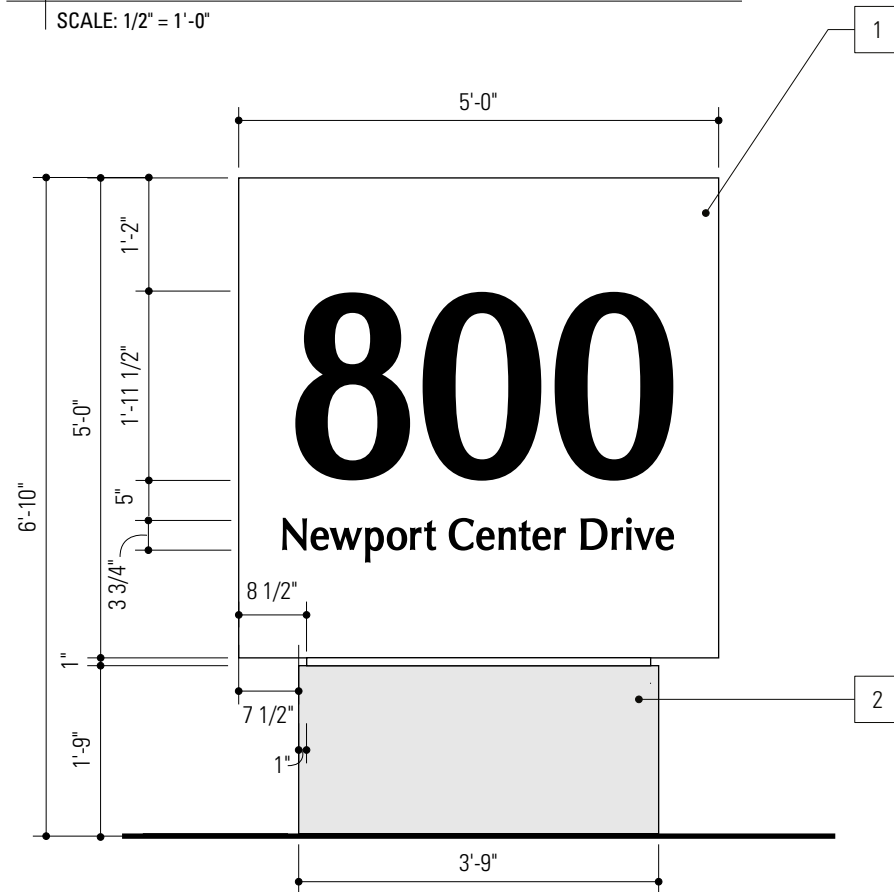
5 ELEVATION - SIDE B (SINGLE TENANT NAME OPTION)

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



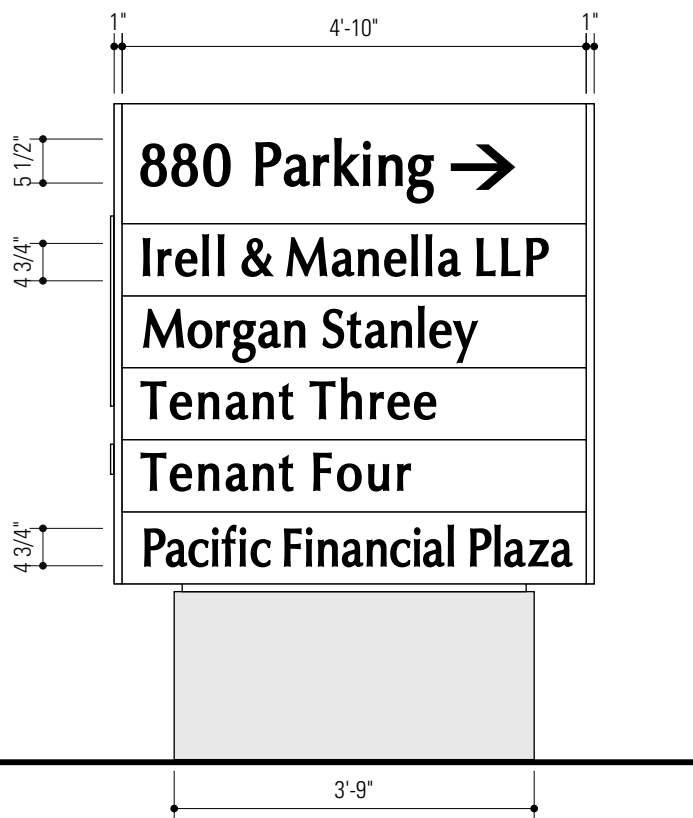
6 ELEVATION - SIDE D (SINGLE TENANT NAME OPTION)

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



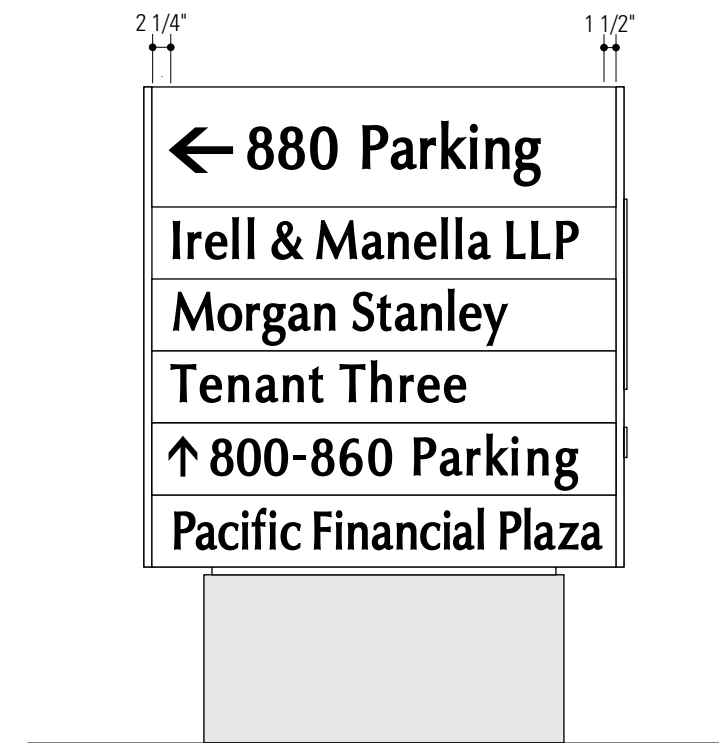
1 ELEVATION - SIGN TYPE 1 - SIGN NO. ST 1.2 - NEW CUBE SIGN - SIDE A

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



2 ELEVATION - SIDE B

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



3 ELEVATION - SIDE D

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



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Block 800
 Commercial Office
 Sign Program

Signage and Graphics Program
 Newport Beach, California
 Project No. 13004

Irvine Company
 Office Properties

Sign Program
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised

04.09.13 KK
 04.26.13 KK
 05.03.13 KK
 05.09.13 KK
 06.07.13 KK
 06.13.13 KK
 06.20.13 KK
 08.21.13 KK
 08.26.13 KK

Sign Type 1
Sign No. 1.2

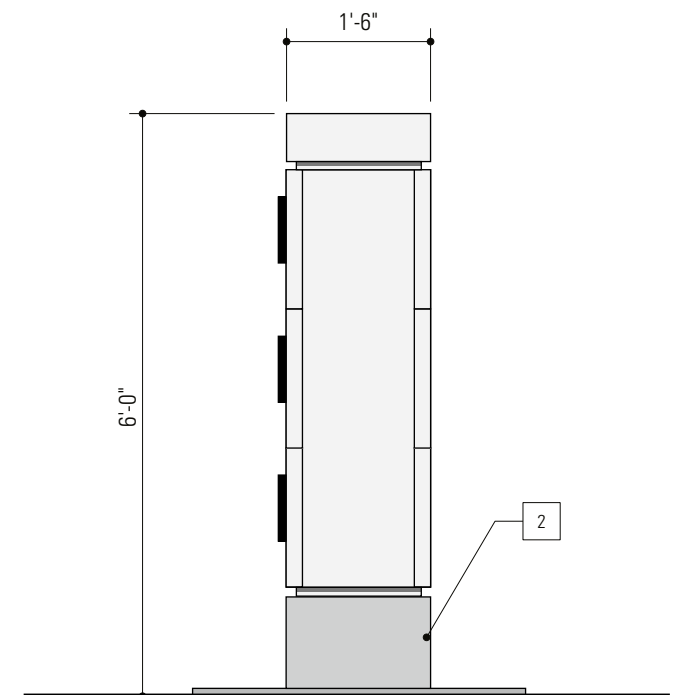
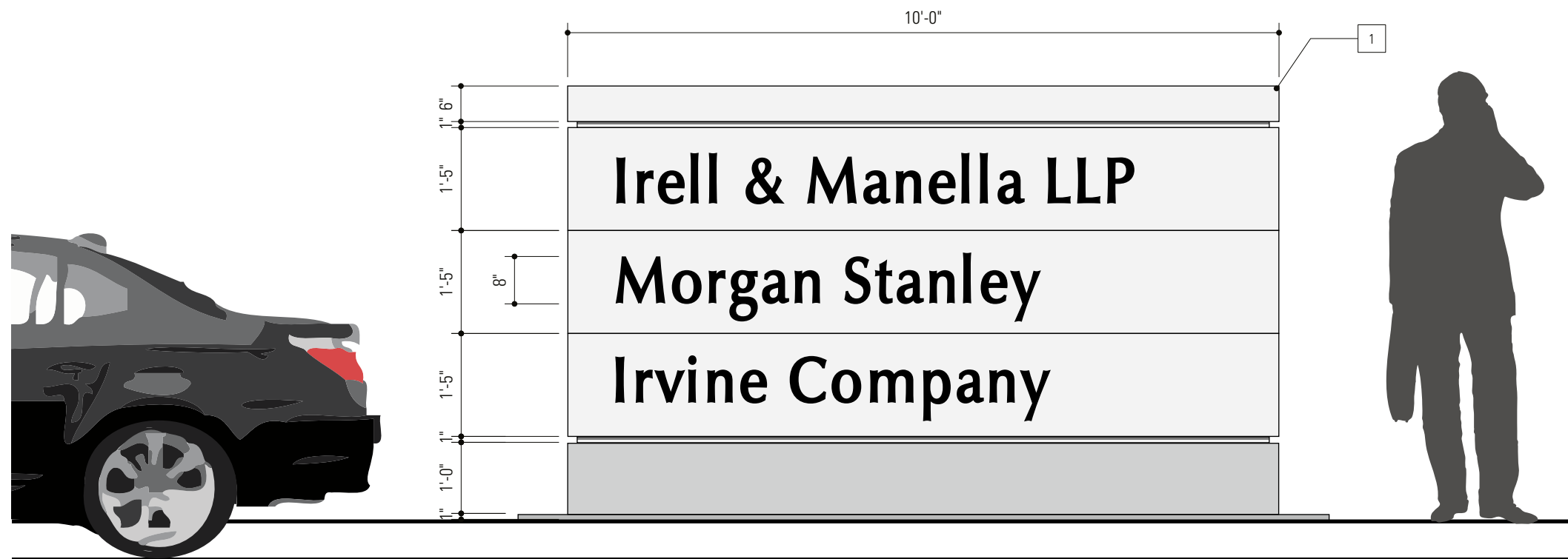
Elevations and Details

G7

NOTES

- 1 INTERNALLY ILLUMINATED FABRICATED ALUMINUM SIGN CABINET WITH PAINT FINISH AND PUSH THRU DAY/NIGHT GRAPHICS.
- 2 CONCRETE BASE

NOTE:
COPY TO APPEAR ON ONE SIDE



1 ELEVATION - SIGN TYPE 2 - SIGN NO.'S ST 2.1 AND ST 2.2 - TENANT ID MONUMENT SIGN

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

2 SIDE ELEVATION

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



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Project No. 13004

Irvine Company
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Sign Program	04.09.13	KK
Revised	04.26.13	KK
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Revised	06.13.13	KK
Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK

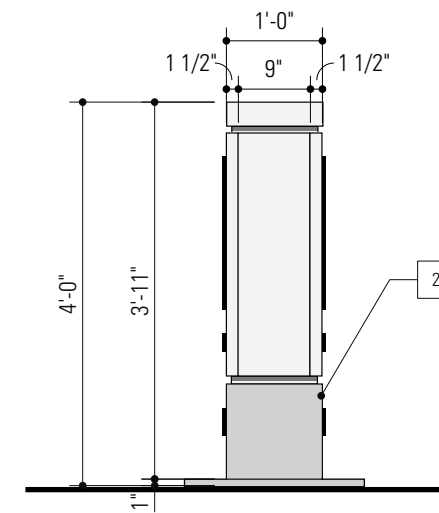
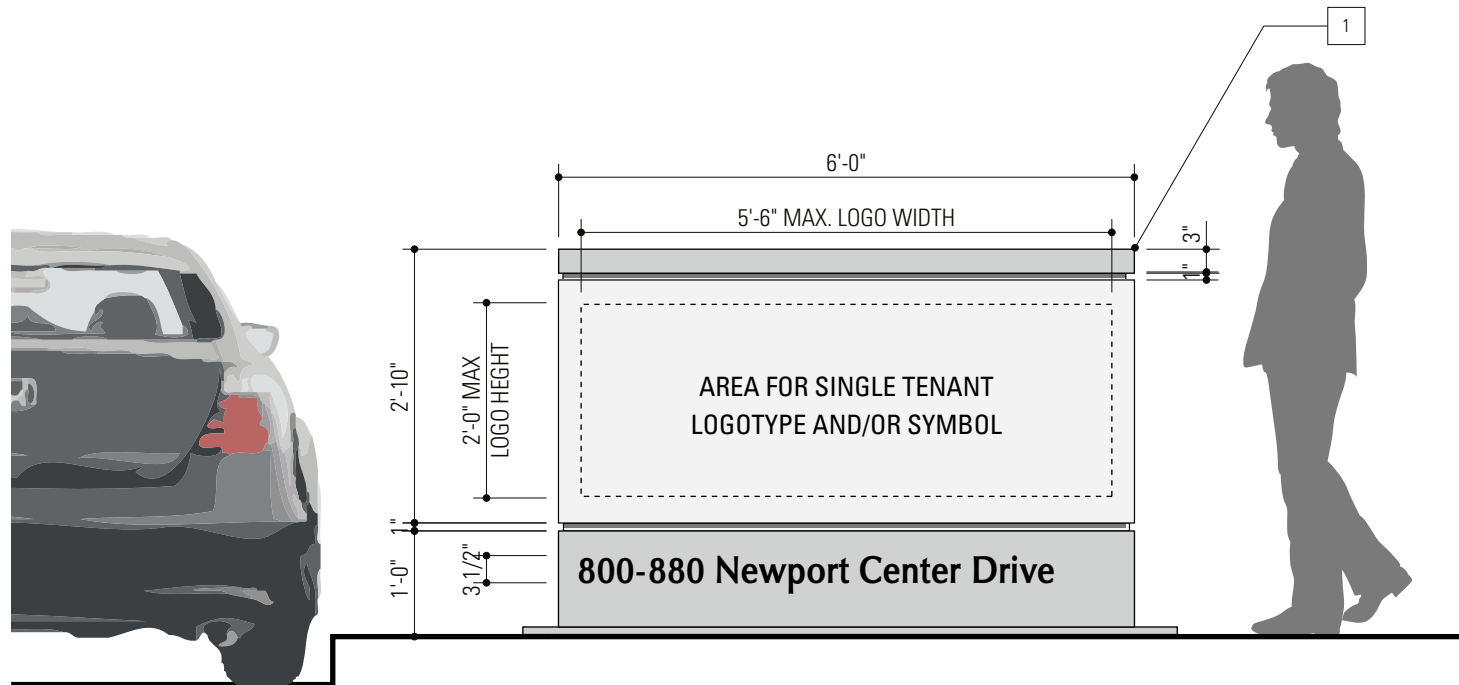
Sign Type 2

Elevations and Details

G8

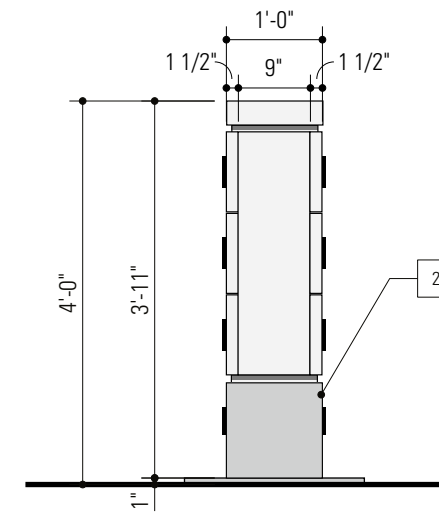
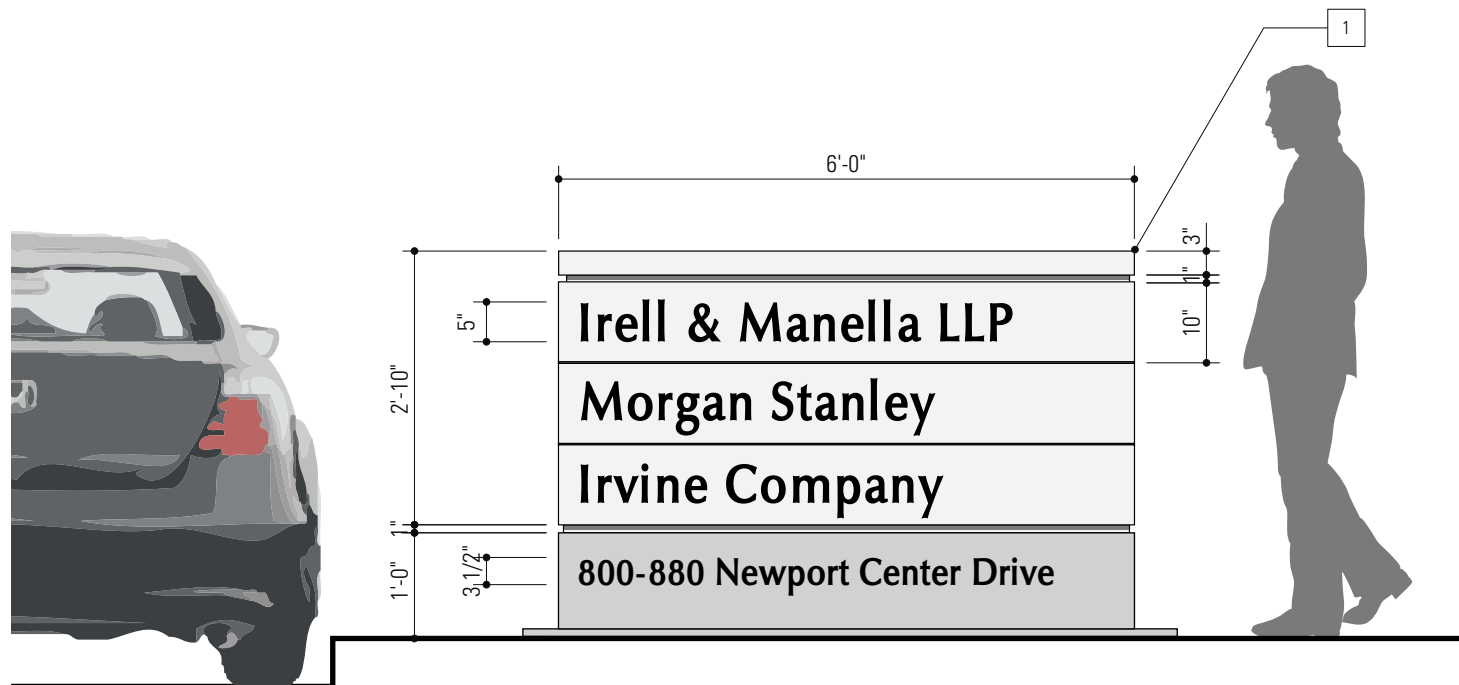
NOTES

- 1 INTERNALLY ILLUMINATED FABRICATED ALUMINUM SIGN CABINET WITH PAINT FINISH AND PUSH THRU DAY/NIGHT GRAPHICS.
- 2 CONCRETE BASE WITH FLAT CUT ADDRESS COPY



1 ELEVATION - SIGN TYPE 3 - SECONDARY TENANT ID MONUMENT - (SINGLE TENANT NAME OPTION)
SCALE: 1/2" = 1'-0"

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



1 ELEVATION - SIGN TYPE 3 - SIGN NO. ST 3.1 - SECONDARY TENANT ID MONUMENT
SCALE: 1/2" = 1'-0"

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



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Block 800
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Sign Program

Signage and Graphics Program
Newport Beach, California
Project No. 13004

Irvine Company
Office Properties

Sign Program
Revised
Revised
Revised
Revised
Revised
Revised
Revised

04.09.13 KK
04.26.13 KK
05.03.13 KK
05.09.13 KK
06.07.13 KK
06.13.13 KK
06.20.13 KK
08.21.13 KK
08.26.13 KK

Sign Type 3

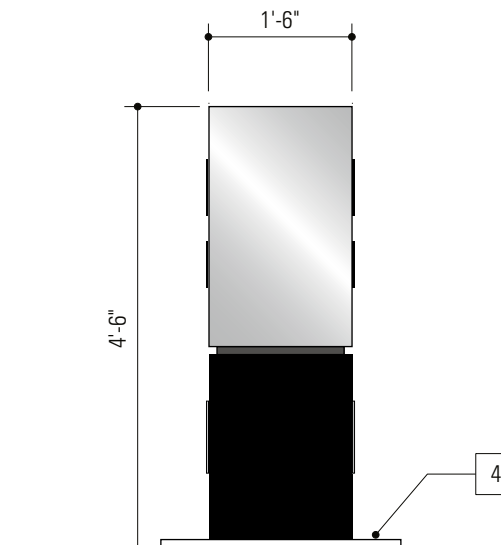
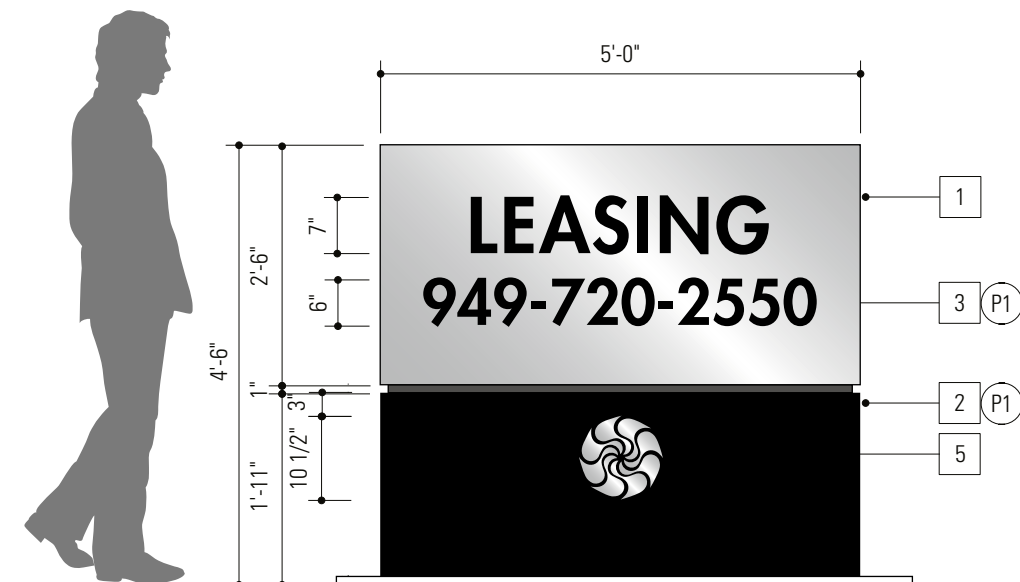
Elevations and Details

G9

NOTES

FFP_ST0_Leasing.ai

- 1 .125 THK FABRICATED STAINLESS STEEL CABINET W/NO. 4 BRUSHED HORIZONTAL GRAIN FINISH
 - 2 FABRICATED ALUMINUM BASE CABINET
 - 3 1/4" THK FCO ALUMINUM LETTERS FLUSH MOUNTED TO CABINET WITH STAINLESS STEEL MECHANICAL FASTENERS FROM BEHIND
 - 4 6" CONTINUOUS MOW STRIP CAST CONCRETE FOOTING PER STRUCTURAL CALCS
 - 5 1/4" THK STAINLESS STEEL "SUNBURST" W/NO. 4 BRUSHED HORIZONTAL GRAIN FINISH
 - 6 CHANGEABLE MESSAGE PANEL
-
- P1 MATTHEWS 78A-1A JET BLACK - SATIN



1 ELEVATION - SIGN TYPE 4 - SIGN NO.'S ST 4.1, ST 4.2 & ST 4.3 - LEASING SIGN - CURRENT IRVINE COMPANY STANDARD
SCALE: 1/2" = 1'-0"

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



Davies Associates

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fax 310.247.9590
www.daviesla.com

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Block 800
Commercial Office
Sign Program

Signage and Graphics Program
Newport Beach, California
Project No. 13004

Irvine Company
Office Properties

Sign Program	04.09.13	KK
Revised	04.26.13	KK
Revised	05.03.13	KK
Revised	05.09.13	KK
Revised	06.07.13	KK
Revised	06.13.13	KK
Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK

Sign Type 4

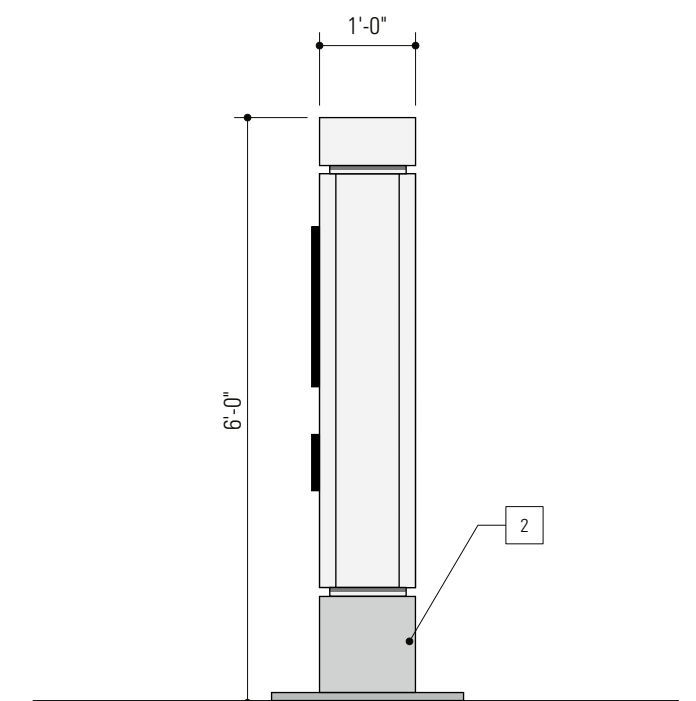
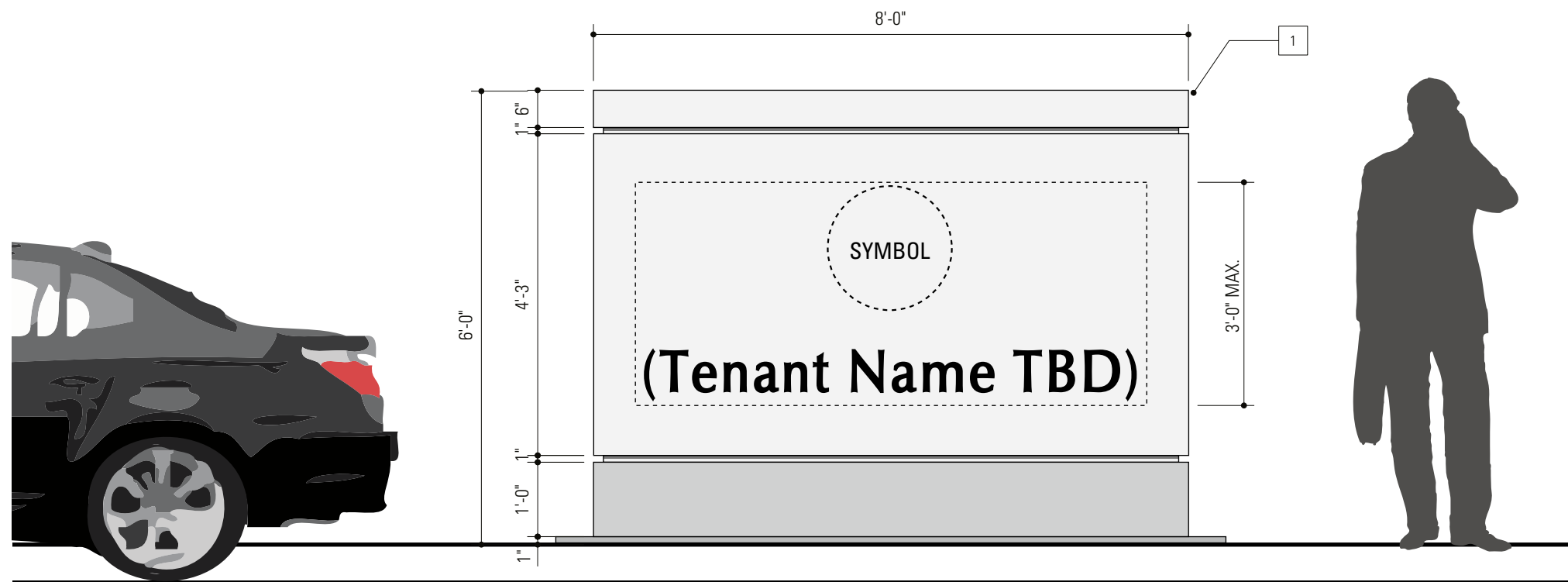
Elevations and Details

G10

NOTES

- 1 INTERNALLY ILLUMINATED FABRICATED ALUMINUM SIGN CABINET WITH PAINT FINISH AND PUSH THRU DAY/NIGHT GRAPHICS.
- 2 CONCRETE BASE

NOTE:
COPY TO APPEAR ON ONE SIDE



1 ELEVATION - SIGN TYPE 5 - SIGN NO. 5.1 - TENANT ID MONUMENT SIGN
SCALE: 1/2" = 1'-0"

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



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Revised	06.13.13	KK
Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK

Sign Type 5

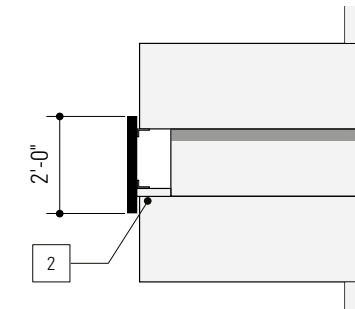
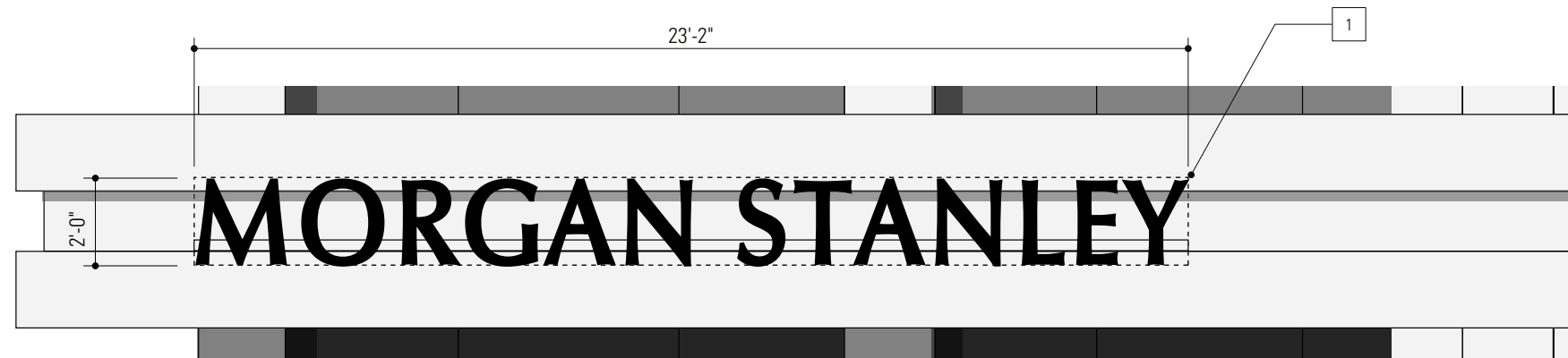
Elevations and Details

G11

NOTES

- 1 INTERNALLY ILLUMINATED FABRICATED ALUMINUM CHANNEL LETTERS WITH BLACK PAINT FINISH AND DAY/NIGHT ACRYLIC FACES.
- 2 ELECTRICAL WIREWAY/LETTER SUPPORT CHANNEL PAINTED TO MATCH BUILDING COLOR.

NOTE: ONLY ONE SIGN ALLOWED PER BUILDING ELEVATION

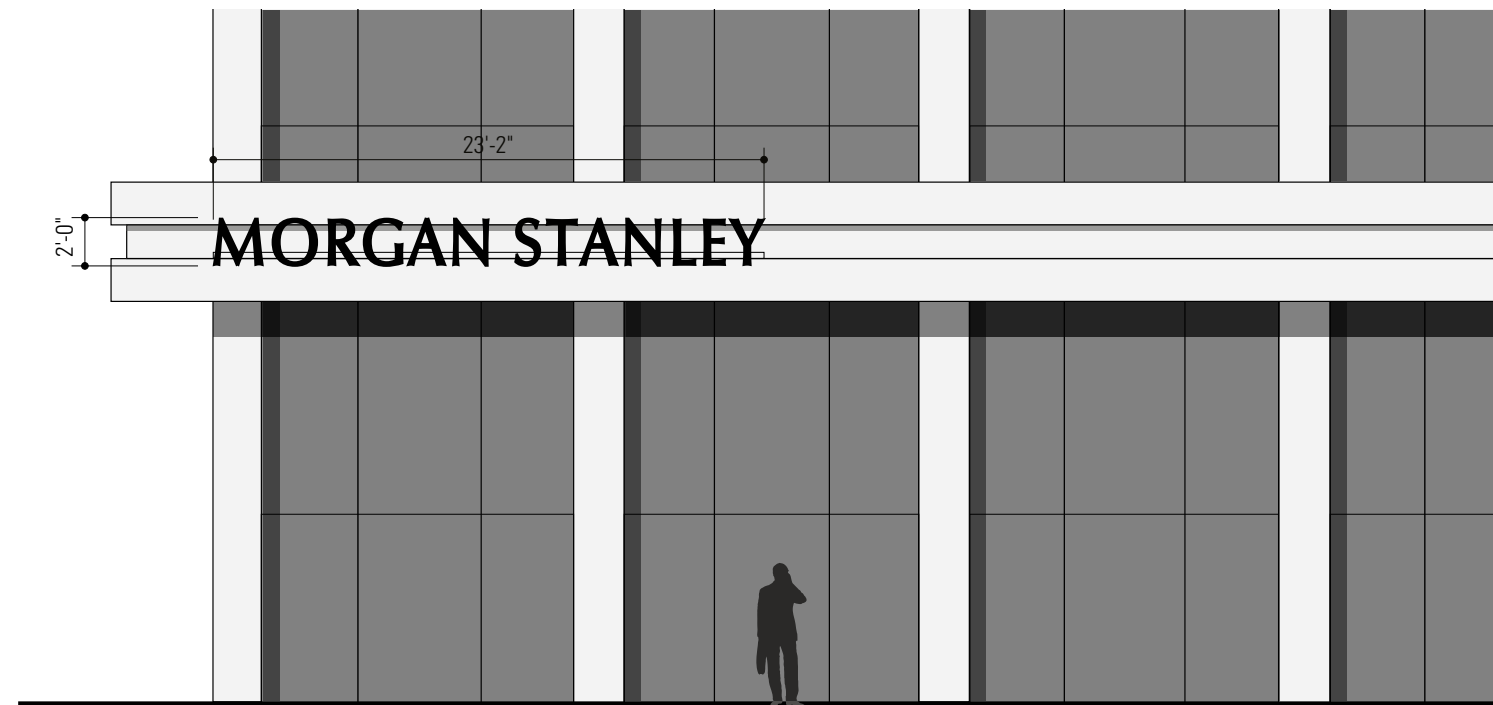


2 | DETAIL

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

3 | END VIEW

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



1 | ELEVATION - SIGN TYPE 6 - TENANT ID EYEBROW SIGNAGE - LIMITED TO PRIMARY TENANTS ONLY

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



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 Commercial Office
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Signage and Graphics Program
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Revised	04.26.13	KK
Revised	05.03.13	KK
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Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK

Sign Type 6

Elevations and Details

G12



ST 6.6 - VIEW FROM NEWPORT CENTER DRIVE - BUILDING 860/880



ST 6.7 - VIEW FROM NEWPORT CENTER DRIVE - BUILDING 800



ST 6.8 - VIEW FROM NEWPORT CENTER DRIVE - BUILDING 800



ST 6.1 - VIEW FROM SANTA BARBARA DRIVE - BUILDING 840



ST 6.3 - VIEW FROM SANTA BARBARA DRIVE - BUILDING 860/880



ST 6.4 - VIEW FROM SANTA BARBARA DRIVE - BUILDING 860/880

1 EXISTING CONDITIONS - SIGN TYPE 6 - PROPOSED EYEBROW SIGNAGE OPPORTUNITIES

SCALE: N.T.S.

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Block 800
 Commercial Office
 Sign Program

Signage and Graphics Program
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 Project No. 13004

Irvine Company
 Office Properties

Sign Program
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised

04.09.13 KK
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Sign Type 6
Proposed
Signage
Opportunities

Elevations and Details

G13