



**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 June 20, 2014

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

- Item 1: Pavilions Grocery Store Limited Term Permit No. XP2014-002 (PA2014-082)
3100 Balboa Boulevard (Pavilions Temporary Trailer)
- Action: Approved Council District 1
- Item 2: Newport Bay Relocation Telecommunications Permit No. TP2012-007
(PA2012-087)
3434 Via Lido and 3421 Via Oporto
- Action: Approved Council District 1
- Item 3: Jerry's Sandwich Shop Staff Approval No. SA2014-009 (PA2014-062)
3848 Campus Drive, Suite 103
- Action: Approved Council District 3

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

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



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. Limited Term Permit No. XP2014-002 (PA2014-082)
Applicant Pavilions Grocery Store
Site Address 3100 Balboa Boulevard
Pavilions Temporary Trailer
Legal Description Parcel 1 on Parcel Map No. 2009-135, as per map filed in book 371, pages 4 through 6 of Parcel Maps, in the office of the County Recorder in the County of Orange, California

On **June 20, 2014**, the Zoning Administrator approved the following: A limited term permit to allow a 40-foot electric refrigeration trailer to store ice for an 8-day duration adjacent to the loading dock at the rear of the Vons Pavilions Grocery Store within The Landing Shopping Center. The trailer's refrigeration unit will operate only between the hours of 7:00 a.m. and 9:00 p.m. to store ice for the Independence Day holiday period (June 30, 2014 through July 7, 2014). The property is located in the CN (Commercial Neighborhood) Zoning District. The approval is based on the following findings and subject to the following conditions.

FINDINGS

Finding:

- A. *This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 11 (Accessory Structures).*

Facts in Support of Finding:

1. Class 11 exempts the placement of seasonal or temporary use of items such as lifeguard towers, mobile food units, portable restrooms, or similar items. The proposed temporary facility will be placed within the rear of the shopping center for a temporary time period and will be accessory to an existing commercial development.

Finding:

- B. *The operation of the limited duration use at the location proposed and within the time period specified would not be detrimental to the harmonious and orderly*

growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the requested limited duration use;

Facts in Support of Finding:

1. The limited term permit will allow a temporary electric refrigeration trailer to store ice on-site for the Independence Day holiday as conditioned.
2. The operation of the electric refrigeration unit is limited to the hours of 7:00 a.m. and 9:00 p.m., June 30, 2014, through July 7, 2014, to reduce the impact of noise to surrounding residents.
3. Electric refrigeration trailers have been used at the subject property on holiday weekends during similar hours in the past and the use has not proven detrimental.
4. Conditions of approval require the location of the trailer adjacent to the loading dock area, which is approximately 100 feet from the nearest residence and will be partially screened by existing trees and landscaping along 30th Street. The generator will be oriented to face away from nearby residents.

Finding:

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

Facts in Support of Finding:

1. The subject lot is approximately 3.75 acres in size. Based upon the site plan, there is adequate area to accommodate the proposed trailer and existing uses without impacting vehicle circulation. The trailer location will occupy two required parking spaces for a limited duration (8 days).
2. The lot is bounded by Balboa Boulevard to the west, Newport Boulevard to the east, 32nd Street to the north, and 30th Street to the south. The adjacent right-of-way (30th Street) serves as a buffer between the majority of nearby residential properties within the R-2 (Two-Unit Residential) Zoning District.
3. A public parking lot is located across 30th street, adjacent to where the trailer will be parked.

Finding:

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

Facts in Support of Finding:

1. The subject lot has four direct driveway approaches taken from Newport Boulevard, 32nd Street, Balboa Boulevard, and 30th Street. The temporary electric refrigeration trailer's location above the loading dock will not impede access or truck access to the loading dock at the rear of the grocery store. The temporary electric refrigeration trailer will occupy two required parking stalls for a limited period of time (8 days). There are no traffic issues anticipated.
2. The limited duration use is a temporary electric refrigeration trailer for the grocery store to store ice during the holiday weekends when significant demand is anticipated.

Finding:

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

Facts in Support of Finding:

1. The proposed limited duration use will not create additional parking demand since it will be utilized to store ice for the grocery store. The two parking spaces that the trailer will occupy will not have a detrimental effect on parking demand within the shopping center since these spaces are typically underutilized due to their location at the rear loading dock area. The public will not have direct access to the temporary electric refrigeration trailer.

Finding:

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

Facts in Support of Finding:

1. The General Plan land use designation for this site is CN (Neighborhood Commercial). The CN designation is intended to provide for a range of retail and service uses developed in one or more distinct centers oriented to serve the needs of and maintain compatibility with residential uses in the immediate area. The proposed use is accessory to the existing retail use, will be utilized for a limited duration on-site, and will not impede use of the site consistent with the CN designation.
2. The site is located in the CN (Commercial Neighborhood) Zoning District. The CN designation is intended to provide for a range of retail and service uses developed in one or more distinct centers oriented to serve the needs of and maintain compatibility with residential uses in the immediate area. The proposed use is accessory to the existing retail use, will be utilized for a limited duration on-site, and

will not impede use of the site consistent with the CN designation. The CN zoning district allows temporary uses as specified within the Zoning Code and the proposed limited duration use is consistent with this designation.

3. The site is not located within a specific plan area.

CONDITIONS

1. The development shall be in substantial conformance with the approved site plan except as noted in the following conditions.
2. Anything not specifically approved by this limited term permit is prohibited and must be addressed by a separate and subsequent review.
3. The temporary electric refrigeration trailer shall be located adjacent to the rear loading dock area as shown on the plan. The generator on the refrigeration trailer shall face away from the nearby residences and shall be oriented toward 3011 Newport Boulevard.
4. The temporary electric refrigeration trailer shall be limited to the storage of ice for the grocery store. Alcohol and other store merchandise shall not be stored within the temporary trailer.
5. The temporary electric refrigeration trailer is permitted on-site for an eight-day duration from June 30, 2014, through July 7, 2014. Storage of a trailer on-site other than the dates specified is prohibited.
6. Operation of the refrigeration unit within the temporary trailer shall be limited to the hours of 7:00 a.m. and 9:00 p.m.
7. The temporary trailer shall not restrict vehicle circulation, or truck access to the loading dock at the rear of the grocery store.
8. The Limited Term Permit is for the operation of one temporary electric refrigeration trailer on site for the hours and dates specified and does not authorize the use or operation of additional storage trailers on site.
9. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Vons Pavilions Temporary Trailer including, but not limited to, the XP2014-002 (PA2014-082). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding

whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD: Limited Term Permit applications do not become effective until 14 days following the date of action. Prior to the effective date the applicant or any interested party may appeal the decision of the Zoning Administrator to the Planning Commission by submitting a written appeal application to the Community Development Director. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



Brenda Wisneski, AICP, Zoning Administrator

GR/mkn

Attachments: ZA 1 Vicinity Map
 ZA 2 Site Plan

VICINITY MAP



Limited Term Permit No. XP2014-002
PA2014-082

3100 Balboa Boulevard

© 2005 Architects Chicago
 This plan is a revised technical. Notes
 and details contained on it are prepared
 by this firm and its consultant. It is
 based upon information by Architects Chicago.



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COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Telecommunications Permit No. TP2012-007 (PA2012-087)

APPLICANT: Peter J. Blied, Plancom, Inc.

CARRIER: Verizon Wireless

LOCATION: 3434 (CS) Via Lido
3505 (CS) Via Oporto
Newport Bay Relocation Telecom

LEGAL DESCRIPTION Lot 1 of Tract Number 1235 and a Portion of Lot 2 of Tract Number 1117

On **June 20, 2014**, the Community Development Director approved Telecommunications Permit No. TP2012-007. This approval is based on the findings and subject to the following conditions attached to this report (Attachment No. CD 1).

The application was submitted on June 28, 2012, and is being reviewed under the previous Wireless Telecommunications Facility ordinance which was amended in February of 2014. In approving this application, the Community Development Director analyzed issues regarding compliance with Chapter 15.70 of the Newport Beach Municipal Code and determined in this case that the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 15.70.

PROJECT SUMMARY

Peter J. Blied of Plancom, Inc. has submitted an application on behalf of Verizon Wireless requesting a telecom permit to allow the installation of sixteen panel antennas, eight remote radio units (RRU), and four raycap boxes behind architectural façade screen boxes atop the Lido Marina Village parking structure. Also included in the request is an equipment enclosure located at the easterly side of the parking structure.

The subject property consists of various commercial tenant spaces adjacent to a four-level parking structure and is zoned Mixed Use-Water Related (MU-W2). Accordingly the maximum height limit is 26 feet for a flat structure, and 31 feet for a sloped structure. The existing building, which was constructed in 1974, is over the maximum height limit of 35 feet permitted with a use permit, and is considered a nonconforming structure. Nonconforming structures are allowed to remain by right under Title 20 (the Zoning Code) of the Newport Beach Municipal Code (NBMC). The Wireless Telecommunications Facility Ordinance, NBMC Chapter 15.70, allows stealth facilities

to be installed on structures that are permitted by right under Title 20 (Section 15.70.050.A). The definition of a stealth facility, per Section 15.70.030, is as follows:

Stealth or Stealth Facility means a telecom facility in which the antenna, and sometimes the support equipment, are hidden from view in a false tree, monument, cupola, or other concealing structure which either mimics, or which also serves as, a natural or architectural feature. Concealing structures which are obviously not such a natural or architectural feature to the average observer do not qualify within this definition.

The facility, as currently proposed, complies with the definition for a stealth facility.

The sixteen four-foot-tall panel antennas are proposed in four sectors of four antennas each. Each sector is enclosed within architectural screen boxes.

Eight of the sixteen panel antennas (Beta and Gamma Sectors) as well as the cable chase apparatus are proposed atop the existing lower roof at the northern corner of the property and are enclosed within a proposed vertical architectural screen box that is architecturally integrated into the existing building design. The vertical screen box will be painted and textured to match the existing building materials. The antennas and screen box will not extend higher than the existing roofline.

The remaining eight panel antennas (Alpha Sector) will be located within a wall-mounted screen box above the lower commercial building that will be designed to mimic the existing walls along the southeastern elevation. The support equipment as proposed will be located on the same elevation, within a new enclosure that is blended into the overall architectural statement of the building and is setback such that its visibility is limited from the adjacent public right-of-way.

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

ZONING DISTRICT/GENERAL PLAN

- **Zone:** MU-W2 (Mixed-Use Water Related)
- **General Plan:** MU-W2 (Mixed-Use Water Related)

APPEAL PERIOD

Telecommunications Facility applications do not become effective until 14 days after the date of action, during which time the applicant or any interested party may appeal the decision of the Community Development Director and division staff to the City Council by

submitting a written appeal application to the City Clerk. For additional information on filing an appeal, contact the City Clerk at 949 644-3005.

On behalf of Kimberly Brandt, AICP, Community Development Director

By:



Benjamin M. Zdeba
Assistant Planner

GR/bmz

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

Attachment No. CD 1

Findings and Conditions of Approval

**FINDINGS AND
CONDITIONS OF APPROVAL
TELECOMMUNICATIONS PERMIT NO. TP2012-007
(PA2012-087)**

FINDINGS

1. The telecommunications facility as proposed meets the intent of Chapter 15.70 of the Newport Beach Municipal Code (NBMC), while ensuring public safety, reducing the visual effects of telecom equipment on public streetscapes, protecting scenic ocean and coastal views, and otherwise mitigating the impacts of such facilities for the following reasons:
 - The proposed telecom facility will not be detrimental to public health or safety because it is required to comply with the applicable rules, regulations and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
 - The telecom facility is integrated into an existing building development, and any future proposed facility to be located within 1,000 feet of the existing facility shall be required to co-locate on the same site to limit the adverse visual effects of proliferation of facilities in the City.
 - The design of the facility mitigates visual impacts due to the placement of antennas behind screen walls that mimic the existing architectural elements of the building, are architecturally integrated into the structure, and do not extend past the existing roofline.
 - Although the telecom facility is located adjacent to a segment of Newport Boulevard designated as a Coastal View Road, the proposed facility and related screening are located atop an existing building and will not further obstruct views.
2. The telecommunications facility as proposed conforms to the technology, height, location and design standards for the following reasons:
 - The telecom facility approved under this permit utilizes the most efficient and diminutive available technology in order to minimize the number of facilities and reduce the visual impact.
 - The subject property is zoned Mixed Use-Water Related (MU-W2) and has a maximum height limit of 26 feet for a flat structure, and 31 feet for a sloped structure. The existing building, which was constructed in 1974, was approved to exceed the maximum height limit of 35 feet pursuant to Use Permit No. UP1636. Section 15.70.050A, allows stealth facilities to be installed on structures that are permitted by right under Title 20. The facility, as currently proposed, complies with the definition for a stealth

facility as all of the antennas will be screened from view behind a screen wall that mimics the existing building's architecture.

- The proposed improvements extend no higher than the existing development.
 - The antennas and related support equipment for the telecom facility approved by this permit will be mounted behind architectural screen boxes, and will be blended or screened from public view in a manner consistent with the architectural style, color and materials of the building to avoid adverse impacts to views from land or buildings at higher elevations.
3. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Section 15303 Class 3 (New Construction or Conversion of Small Structures). This class exempts installation of small equipment in small structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed project consists of installing panel antennas within architectural façade screen boxes and the placement of support equipment within a new rooftop enclosure screened from view.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, and elevations, except as noted in the following conditions.
2. An encroachment permit is required for all work activities within the public right-of-way.
3. All work in the public right-of-way shall conform to the requirements of Chapter 13.20 of the City's Municipal Code.
4. The storage of all project related equipment during construction shall be on-site and outside the public right-of-way.
5. In case of damage done to public improvements surrounding the site by the private construction, additional reconstruction within the public right-of-way may be required at the discretion of the Public Works Inspector.
6. Incidental accessory occupancy having stationary storage battery system having a liquid electrolyte capacity of more than 50 gallons, or lithium ion capacity of 1,000 lbs used for facility or standby power, emergency power or uninterrupted powers supplies shall have a minimum two hour fire separation.
7. Fire Department approval shall be obtained for containment provisions for battery systems.

8. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
9. The telecom facility approved by this permit shall comply with all applicable rules, regulations and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
10. The telecom facility shall comply with all regulations and requirements of the Uniform Building Code, Uniform Fire Code, Uniform Mechanical Code and National Electrical Code. All required permits shall be obtained prior to commencement of the construction.
11. The telecom facility approved by the permit shall comply with any easements, covenants, conditions or restrictions on the underlying real property upon which the facility is located.
12. Any future facilities proposed by other carriers to be located within 1,000 feet from the subject property shall be approved to co-locate at the same site by the property owner or authorized agent, unless otherwise approved by the Planning Division.
13. Prior to issuance of building permits, the applicant shall obtain a determination, in writing, from the Coastal Commission that the project as proposed is not a development under the California Coastal Act, or obtain Coastal Commission approval of the wireless telecommunications facility.
14. Prior to the issuance of any building, mechanical and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of this approval letter shall be incorporated into the drawings approved for the issuance of permits.
15. The applicant shall not prevent the City of Newport Beach from having adequate spectrum capacity on the City's 800 MHz radio frequencies at any time.
16. Should interference with the City's Public Safety radio equipment occur, use of the telecom facility authorized by this permit shall be suspended until the radio frequency interference is corrected and verification of the compliance is reported.
17. The facility shall transmit at a frequency range of 869.2 to 879.8, 890.2 to 891.4, 1945 to 1965, and 740 to 746 MHz, and shall receive at a frequency range of 824.2 to 834.8, 845.2 to 846.4, 1865 to 1885, and 704 to 716 MHz. Any change or alteration to the frequency range shall require the prior review and approval of the Planning Division.
18. The applicant recognizes that the frequencies used by the cellular facility located at 3434 Via Lido and 3421 Via Oporto are extremely close to the frequencies used

by the City of Newport Beach for public safety. This proximity will require extraordinary “comprehensive advanced planning and frequency coordination” engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the “Best Practices Guide” published by the Association of Public-Safety Communications Officials-International, Inc. (APCO), and as endorsed by the Federal Communications Commission (FCC).

19. The applicant shall provide a “single point of contact” in its Engineering and Maintenance Departments that is monitored 24 hours per day to insure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number and e-mail address of that person shall be provided to the Planning Division and Newport Beach Police Department’s Support Services Commander prior to activation of the facility.
20. Appropriate information warning signs or plates shall be posted at the access locations and each transmitting antenna. In addition, contact information (e.g. a telephone number) shall be provided on the warning signs or plates to arrange for access to the roof top area. The location of the information warning signs or plates shall be depicted on the plans submitted for construction permits.
21. No advertising signage or identifying logos shall be displayed on the telecom facility except for small identification, address, warning and similar information plates. A detail of the information plates depicting the language on the plate shall be included in the plans submitted for issuance of building permits.
22. The telecom facility shall not be lighted except as deemed necessary by the Newport Beach Police Department for security lighting. The night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that direct rays do not shine on nearby properties. Prior to the final of building permits, the applicant shall schedule an evening inspection by the Code Enforcement Division to confirm compliance with this condition.
23. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
24. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the applicant, current property owner or leasing agent.
25. The applicant shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of the applicant to comply.
26. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division by certified mail no less than 30 days prior to such action. The operator or property owner shall have 90 days from the date of abandonment or discontinuance to reactivate use of the facility, transfer the

rights to use the facility to another operator, or remove the telecom facility and restore the site.

27. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 15.70 of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Division of any proposal to change the height or size of the facility; increase the size, shape or number of antennas; change the facility's color or materials or location on the site; or increase the signal output above the maximum permissible exposure (MPE) limits imposed by the radio frequency emissions guidelines of the FCC. Any changed circumstance shall require the operator to apply for a modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.
28. This telecom permit may be modified or revoked by the City Council should they determine that the facility or operator has violated any law regulating the telecom facility or has failed to comply with the requirements of Chapter 15.70 of the NBMC, or this telecom permit.
29. This approval shall expire unless exercised within 24 months from the date of approval.
30. 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 Newport Bay Relocation Wireless Telecom Facility including, but not limited to, the TP2012-007 (PA2012-087). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. CD 2

Vicinity Map

VICINITY MAP



3434 (CS) Via Lido
3505 (CS) Via Oporto

Telecommunications Permit No. TP2012-007
(PA2012-087)

Attachment No. CD 3

Photographic Simulations

EXISTING

NOTE: The parking structure has since been painted white. All new structures will be painted to match existing building.

Newport Bay Relo

3421 Via Oporto & Parking
Structure at 3434 Via Lido
Newport Beach, CA 92663



Proposed antennas mounted behind proposed screen enclosure matching existing building

Proposed electrical conduit to roof concealed within faux downspout matching existing



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: Alpha Simulcast View

EXISTING

Newport Bay Relo

3421 Via Oporto & Parking
Structure at 3434 Via Lido
Newport Beach, CA 92663



NOTE: The parking structure has since been painted white. All new structures will be painted to match existing building.

Proposed antennas mounted behind proposed screen enclosure matching existing building

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: Gamma Sector View

Newport Bay Relo

3421 Via Oporto & Parking
Structure at 3434 Via Lido
Newport Beach, CA 92663



EXISTING

Proposed antennas mounted behind
proposed FRP screen

PROPOSED

These simulations are intended for graphical purposes only and not intended
to be part of or to replace the information provided on the construction drawings

Photosimulation of proposed telecommunications site: Gamma and Beta Sector View

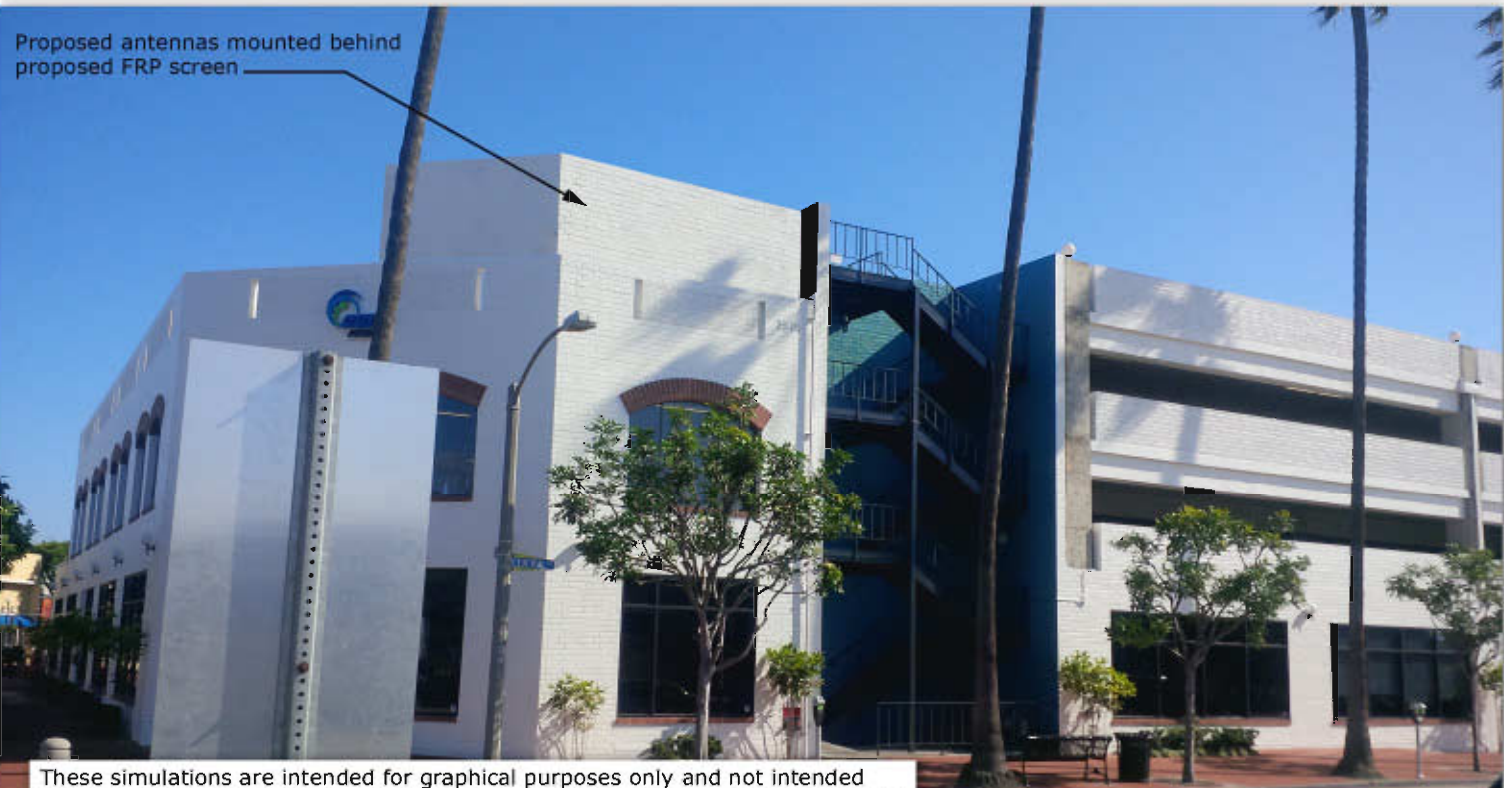
Newport Bay Relo
3421 Via Oporto & Parking
Structure at 3434 Via Lido
Newport Beach, CA 92663



EXISTING



Proposed antennas mounted behind
proposed FRP screen



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: Gamma and Beta Sector View

Attachment No. CD 4

Site Plan & Elevations

ABBREVIATIONS

ABV.	ABBREVIATION	EQ.	EQUAL	MECH.	MECHANICAL
AC	ACOUSTIC(AL)	EQUIP.	EQUIPMENT	MET.	METAL
A/C	AIR CONDITIONING	EXIST.	EXISTING	MIN.	MINIMUM
ALT.	ALTERNATE	EX.	EXTERIOR	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	F.S.	FACE OF STUD	NAT.	NATURAL
A.B.	ANCHOR BOLT	FIN.	FINISH	N.	NORTH
APPROX.	APPROXIMATE	FIX.	FIXURE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECT(URAL)	FL.	FLOOR	N.T.S.	NOT TO SCALE
A.C.	ASPHALTIC CONCRETE	F.L.	FLOW LINE	O.C.	ON CENTER
BM.	BEAM	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
BLK(G)	BLOCKING	FLOUR.	FLOURESCENT	OPNG.	OPENING
BD.	BOARD	FT./	FOOT PER	OPP.	OPPOSITE
BOT.	BOTTOM	FTG.	FOOTING	PL.	PLATE
BLDG.	BUILDING	FDN.	FOUNDATION	PLYWD.	PLYWOOD
CAB.	CABINET	GAL.	GALLON	REINF.	REINFORCE(ING)
C.I.	CAST IRON	GALV.	GALVANIZED	RM.	ROOM
C.B.	CATCH BASIN	G.I.	GALVANIZED IRON	SCHED.	SCHEDULE
CLG.	CEILING	G.	GAS	SEC.	SECTION
CEM.	CEMENT	GA.	GAUGE	SHT.	SHEET
CER.	CERAMIC	GL.	GLASS	SIM.	SIMILAR
C.O.	CLEAN OUT	G.L.	GLUED LAMINATE	S.	SOUTH
CLR.	CLEAR	GYP.	GYPSUM	SPECS.	SPECIFICATIONS
COL.	COLUMN	HT.	HEIGHT	SQ.	SQUARE
CONC.	CONCRETE	H.M.	HOLLOW METAL	STD.	STANDARD
CONN.	CONNECTION	HORIZ.	HORIZONTAL	STL.	STEEL
CONT.	CONTINUE(OUS)	H.B.	HOSE BIBB	STRUCT.	STRUCTURAL
DET.	DETAIL	INFO.	INFORMATION	SUSP.	SUSPENDED
DIAM.	DIAMETER	I.D.	INSIDE DIAMETER	T & P	TELEPHONE & POWER
DIM.	DIMENSION	INSUL.	INSULATE(ION)	THK.	THICK
DR.	DOOR	INT.	INTERIOR	T & B	TOP & BOTTOM
DBL.	DOUBLE	JT.	JOINT	TYP.	TYPICAL
DN.	DOWN	KIT.	KITCHEN	U.N.O.	UNLESS NOTED OTHERWISE
DS.	DOWN SPOUT	LAB.	LABORATORY	VENT.	VENTILATION
DWG.	DRAWING	LT.	LIGHT	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	LIN.	LINEAL	W.	WATER
EA.	EACH	MFR.	MANUFACTUR(ER'S)	WT.	WEIGHT
E.	EAST	M.O.	MASONRY OPENING	W.W.M.	WELDED WIRE MESH
ELEC.	ELECTRIC(AL)	MAT.	MATERIAL	W.	WEST
EL.	ELEVATION	MAX.	MAXIMUM	W/	WITH
ENCL.	ENCLOSURE			WD.	WOOD

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS COMMUNICATIONS UNMANNED SUBSTATION TO CONSIST OF THE FOLLOWING: INSTALLATION OF (4) EQUIPMENT CABINETS & (1) DC GENERATOR WITH 55 GAL DIESEL SUB BASE TANK ON RAISED PLATFORM ATOP (E) ROOF, AND NEW EQUIPMENT SCREEN WALL. INSTALLATION OF FOUR (4) PANEL ANTENNAS, TWO (2) RRU'S, AND ONE (1) RAYCAP BOX (TYPICAL AT FOUR (4) SECTORS). INSTALLATION OF TWO (2) NEW ANTENNA SCREEN BOXES AND ONE (1) NEW ANTENNA SCREEN WALL. WORK TO ALSO INCLUDE NEW ELECTRICAL AND FIBER / TELCO SERVICES TO THE EQUIPMENT

CONSTRUCTION DATA:

PROPOSED VERIZON WIRELESS EQUIP. LEASE AREA: 24'-9" x 14'-6"
CONSTRUCTION TYPE: I-B
OCCUPANCY CLASSIFICATION: S-2 (PARKING STRUCTURE)
B (SHOP & OFFICES)
JURISDICTION: CITY OF NEWPORT BEACH

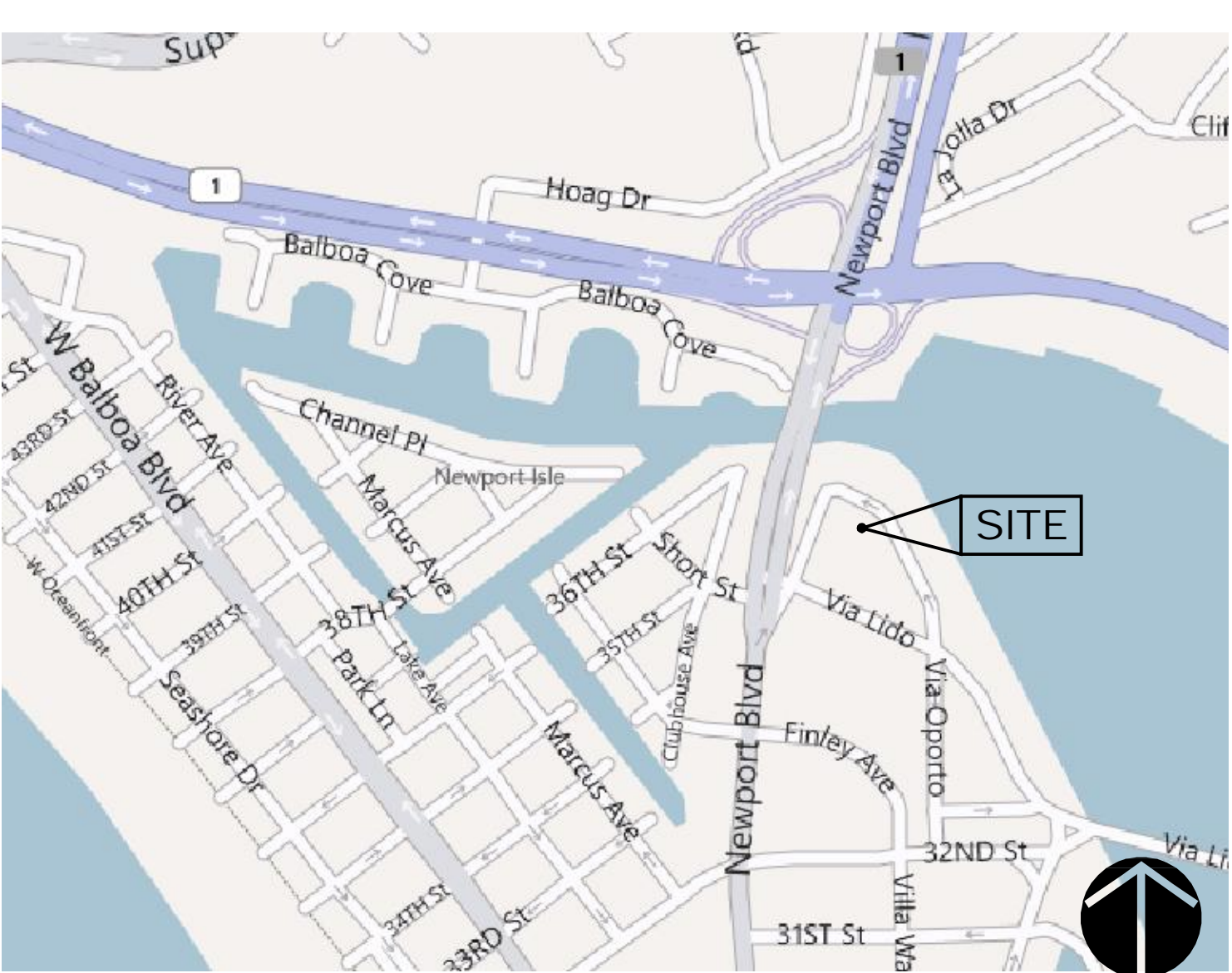
ASSESSOR'S IDENTIFICATION:
ORANGE COUNTY A.P.N. 423-122-01 AND 423-122-02

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

VICINITY MAP

THIS VICINITY MAP NOT TO SCALE



PROJECT INFORMATION

AS OF JANUARY 1, 2014 ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

2013 BUILDING STANDARDS ADMINISTRATIVE CODE
PART 1, TITLE 24, C.C.R.

2013 CALIFORNIA BUILDING CODE (C.B.C.)
PART 2, TITLE 24, C.C.R.
(BASED ON THE 2012 INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)

2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
PART 3, TITLE 24, C.C.R.
(BASED ON THE 2011 NATIONAL ELECTRICAL CODE)

2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
PART 4, TITLE 24, C.C.R.
(BASED ON THE 2012 UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)

2013 CALIFORNIA PLUMBING CODE (C.P.C.)
PART 5, TITLE 24, C.C.R.
(BASED ON THE 2012 UNIFORM PLUMBING CODE)

2013 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, CCR)

2013 CALIFORNIA FIRE CODE (C.F.C.)
PART 9, TITLE 24, C.C.R.
(BASED ON THE 2012 INTERNATIONAL FIRE CODE WITH 2013 CALIFORNIA AMENDMENTS)

2013 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LISTS OF STANDARDS, AND DISABLED ACCESS REGULATIONS WHERE REQUIRED.

PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING D, FIRST FLOOR
IRVINE, CA. 92618

SURVEYOR:
BERT HAZE & ASSOC., INC.
3188 AIRWAY AVE., SUITE K1
COSTA MESA, CA. 92626
714-557-1567
CONTACT: BERT HAZE

APPLICANT'S AGENT:
PLANCOM
250 EL CAMINO REAL
SUITE 117
TUSTIN, CALIFORNIA 92780
PH: (949) 370-5939
CONTACT: ERIC MEURS

ARCHITECT:
DERRA DESIGN, INC.
495 E. RINCON STREET, #204
CORONA, CA. 92879
PH: (951) 268-1650
CONTACT: BILL ATKINS

OWNER:
DON KOLL COMPANY
1901 DOVE STREET
NEWPORT BEACH, CA 92660

APPROVALS

APPROVED BY	DATE	INITIALS	COMMENTS
RF ENGINEER			
SITE DEV.			
SITE ACQ.			
PM			

COMMENTS:

FIRE DEPARTMENT NOTES:

STATIONARY STORAGE BATTERY SYSTEMS HAVING AN ELECTROLYTE CAPACITY OF MORE THAN 50 GALLONS FOR FLOODED LEAD-ACID, NICKEL CADMIUM AND VALVE-REGULATED LEAD-ACID SHALL COMPLY WITH CALIFORNIA FIRE CODE 608.1.

SPECIAL INSPECTIONS

SPECIAL INSPECTION IS REQUIRED FOR THE WORK:
NONE

LEGAL DESCRIPTION

ASSESSOR'S IDENTIFICATION:
ORANGE COUNTY A.P.N. 423-122-01 AND 423-122-02

BASIS OF BEARINGS:
THE CENTERLINE OF VIA LIDO BEING SOUTH 27°30'00" EAST PER TRACT NO. 1117, M.M. 35/48, RECORDS OF ORANGE COUNTY.

AREA:
1.34± ACRES PER CALCULATION

BENCH MARK REFERENCE:
U.S.G.S. BENCH MARK "BM 5"
UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 5" AS SHOWN ON THE "NEWPORT BEACH" 7.5 MINUTE QUADRANGLE MAP
ELEVATION: 7.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:
LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 09305122-10, DATED AS OF FEBRUARY 9, 2012.

EASEMENT NOTES:
EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 09305122-10, DATED AS OF FEBRUARY 9, 2012.
(SEE TOPOGRAPHIC SURVEY SHEET LS-1 FOR MORE INFO.)

LEGAL DESCRIPTION:
PARCEL A:
THAT PORTION OF LOT 2 OF TRACT NO. 1117, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 48 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 2:
(SEE TOPOGRAPHIC SURVEY SHEET LS-1 FOR MORE INFO.)

DATE OF SURVEY:
AUGUST 25, 2011

SURVEYORS NOTE:
THE BOUNDARY LINES AND THEIR DIMENSIONS SHOWN HEREON ARE PER RECORD INFORMATION AND THEIR LOCATIONS ARE APPROXIMATE, PENDING RECEIPT OF TITLE REPORT.

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

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3.0	ANTENNA SECTOR PLANS
A-3.1	ANTENNA SECTOR PLANS
A-4	EQUIPMENT PLAN
A-5	ELEVATIONS
A-6	ELEVATIONS

NOTES

- THE MAXIMUM NUMBER OF DIRECTIONAL CELLULAR ANTENNAS TO BE LOCATED IS SIXTEEN (16)
- THE MAXIMUM NUMBER OF MICROWAVE ANTENNAS TO BE LOCATED IS ONE (1)
- THE MAXIMUM NUMBER OF GPS ANTENNAS TO BE LOCATED IS THREE (3)
- THE SIZE, HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED

PUBLIC WORKS DEPARTMENT NOTES:

- IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED BY THE PRIVATE WORK, NEW CONCRETE SIDEWALK, CURB AND GUTTER, ALLEY/STREET PAVEMENT, AND OTHER PUBLIC IMPROVEMENTS WILL BE REQUIRED BY THE CITY AT THE TIME OF PRIVATE CONSTRUCTION COMPLETION. SAID DETERMINATION AND THE EXTEND OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
- THE STORAGE OF ALL PROJECT RELATED EQUIPMENT DURING CONSTRUCTION SHALL BE ON-SITE AND OUTSIDE THE PUBLIC UTILITIES/SEWER EASEMENTS.
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITIES/SEWER EASEMENTS. ANY LANE CLOSURES WILL REQUIRE TRAFFIC CONTROL PLANS.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL FOLLOW CITY'S MUNICIPAL CODE CHAPTER 13.20.

Dept.	Approved	Date						
			A&C	RE	RF	INT	EE	OPS
								EE/OUT

verizon wireless

15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA. 92618

(949) 286-7000

derra

495 E. Rincon Street, Suite 204
Corona, Ca. 92879
Ph: 951-268-1650 Fax: 951-268-1651

verizon wireless

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Revisions	9/19/12	BETA SECTOR SCREENING REV'S	1/21/14	ZONING SUBMITTAL REVISIONS	3/26/14	VERIZON EQUIP REV'S	4/10/14	IRW REVISIONS	5/7/14	PLANNING/IRL COORDINATION
	0	JUR	0	JUR	0	JUR	0	RS	0	ADJ

verizon wireless

15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA. 92618

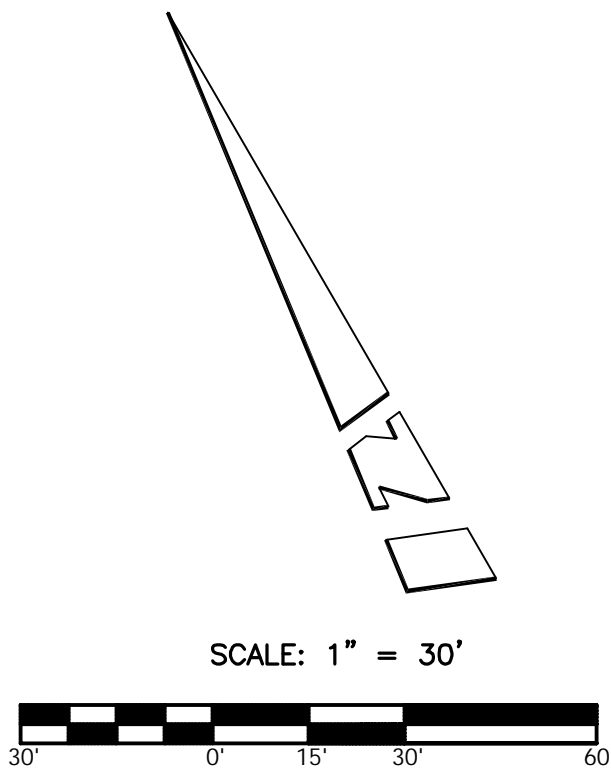
(949) 286-7000

derra

495 E. Rincon Street, Suite 204
Corona, Ca. 92879
Ph: 951-268-1650 Fax: 951-268-1651

T-1

Job No. 1108L



COORDINATES:

PROPOSED SECTOR "ALPHA"
LATITUDE 33°37'09.20" N
LONGITUDE 117°55'45.75" W

PROPOSED SECTORS "BETA"
33°37'07.02" N
117°55'43.43" W

PROPOSED SECTOR "GAMMA"
LATITUDE 33°37'06.85" N
LONGITUDE 117°55'45.92" W

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

BASIS OF BEARINGS:

THE CENTERLINE OF VIA LIDO BEING SOUTH 27°30'00" EAST PER TRACT NO. 1117, M.M. 35/48, RECORDS OF ORANGE COUNTY.

ASSESSOR'S IDENTIFICATION:

ORANGE COUNTY A.P.N. 423-122-01 AND 423-122-02

AREA:

1.34± ACRES PER CALCULATION

LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF LOT 2 OF TRACT NO. 1117, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 48 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 2; THENCE NORTHEASTERLY 110.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY 150 FEET ALONG SAID NORTHWESTERLY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 10.00 FEET; THENCE NORTHEASTERLY 15.71 FEET ALONG SAID CURVE THROUGH AN ANGLE OF 90°00'00"; THENCE SOUTH 67°01' EAST 90.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT; THENCE SOUTH 22°59' WEST, 160.00 FEET ALONG A LINE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT; THENCE NORTH 67°01' WEST, 100.00 FEET ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 2, TO THE TRUE POINT OF BEGINNING.

PARCEL B:

LOT 1 OF TRACT NO. 1235, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47, PAGE 24, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(BOUNDARY ESTABLISHED HEREON BY RECORD OF SURVEY 2006-1203, R.S.B. 220/44-50, ITEM 11 OF SAID PRELIMINARY TITLE REPORT)

TITLE REPORT IDENTIFICATION:

LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 09305122-10, DATED AS OF FEBRUARY 9, 2012.

EASEMENT NOTES:

EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 09305122-10, DATED AS OF FEBRUARY 9, 2012.

(5) AN EASEMENT GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR GAS PIPES AND MAINS, RECORDED IN BOOK 1622, PAGE 120 OF OFFICIAL RECORDS. PORTIONS QUITCLAIMED BY AN INSTRUMENT RECORDED JUNE 26, 1973, IN BOOK 10770, PAGE 370, OF OFFICIAL RECORDS. (QUITCLAIM DEED ILLEGIBLE)

(6) AN EASEMENT GRANTED TO THE CITY OF NEWPORT BEACH FOR TELEPHONE SERVICE AND ELECTRICITY, SANITARY SEWER PIPES, MANHOLES, RECORDED MAY 21, 1951 IN BOOK 2191, PAGE 208 OF OFFICIAL RECORDS. PORTION VACATED BY RESOLUTION NO. 8055 OF CITY OF NEWPORT BEACH, RECORDED JULY 31, 1973, IN BOOK 10828, PAGE 413, OF OFFICIAL RECORDS.

(7) AN EASEMENT GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR GAS PIPES AND MAINS, RECORDED IN BOOK 3237, PAGE 559 OF OFFICIAL RECORDS.

11 ANY BOUNDARY DISCREPANCIES, RIGHTS OR CLAIMS WHICH MAY EXIST OR ARISE AS DISCLOSED BY A RECORD OF SURVEY RECORDED IN BOOK 220, PAGE 44-50, OF RECORD OF SURVEYS. (BOUNDARY SHOWN HEREON IS PER SAID RECORD OF SURVEY)

○ DENOTES ITEM PLOTTED HEREON

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 5"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 5" AS SHOWN ON THE "NEWPORT BEACH" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 7.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

DATE OF SURVEY:

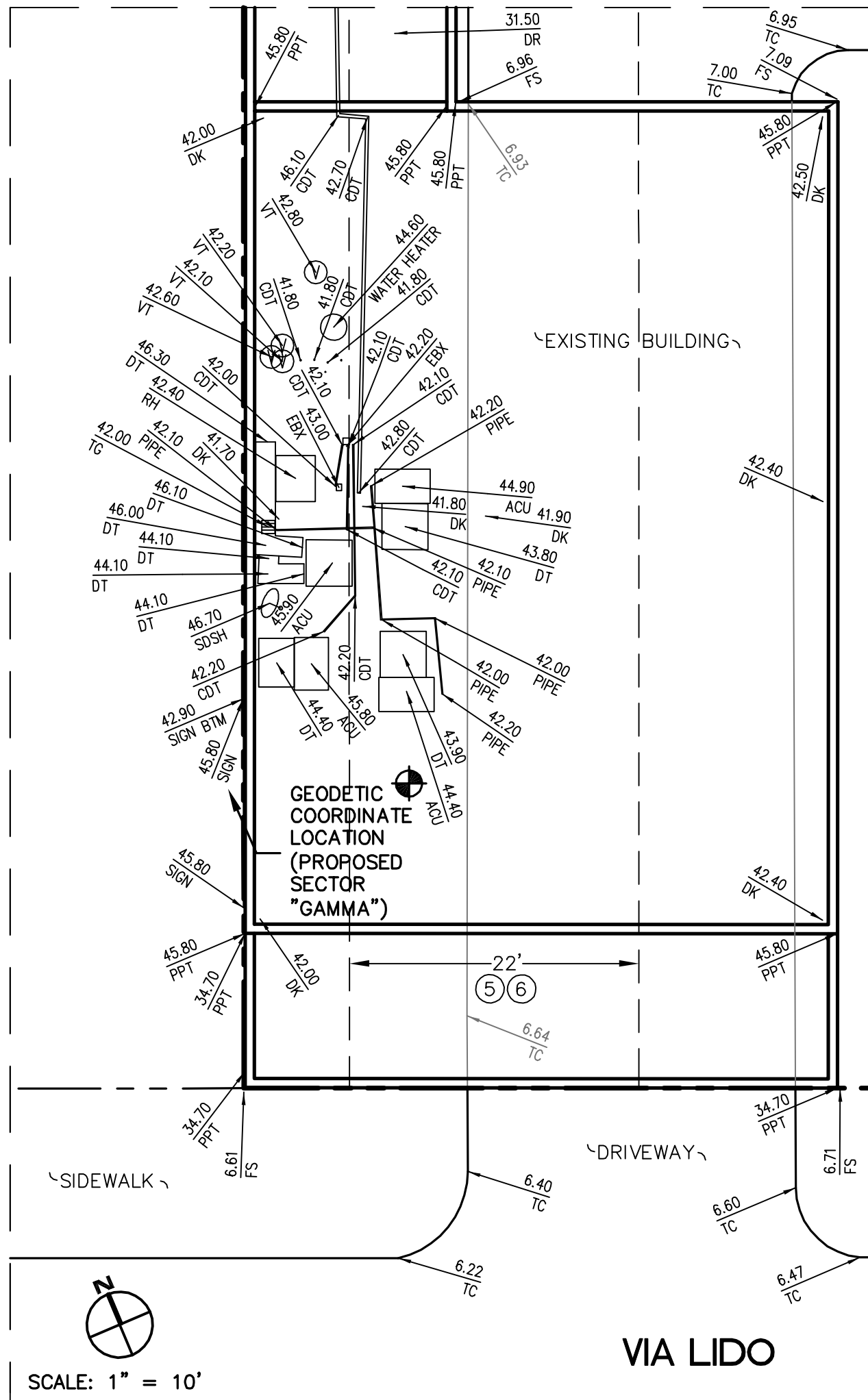
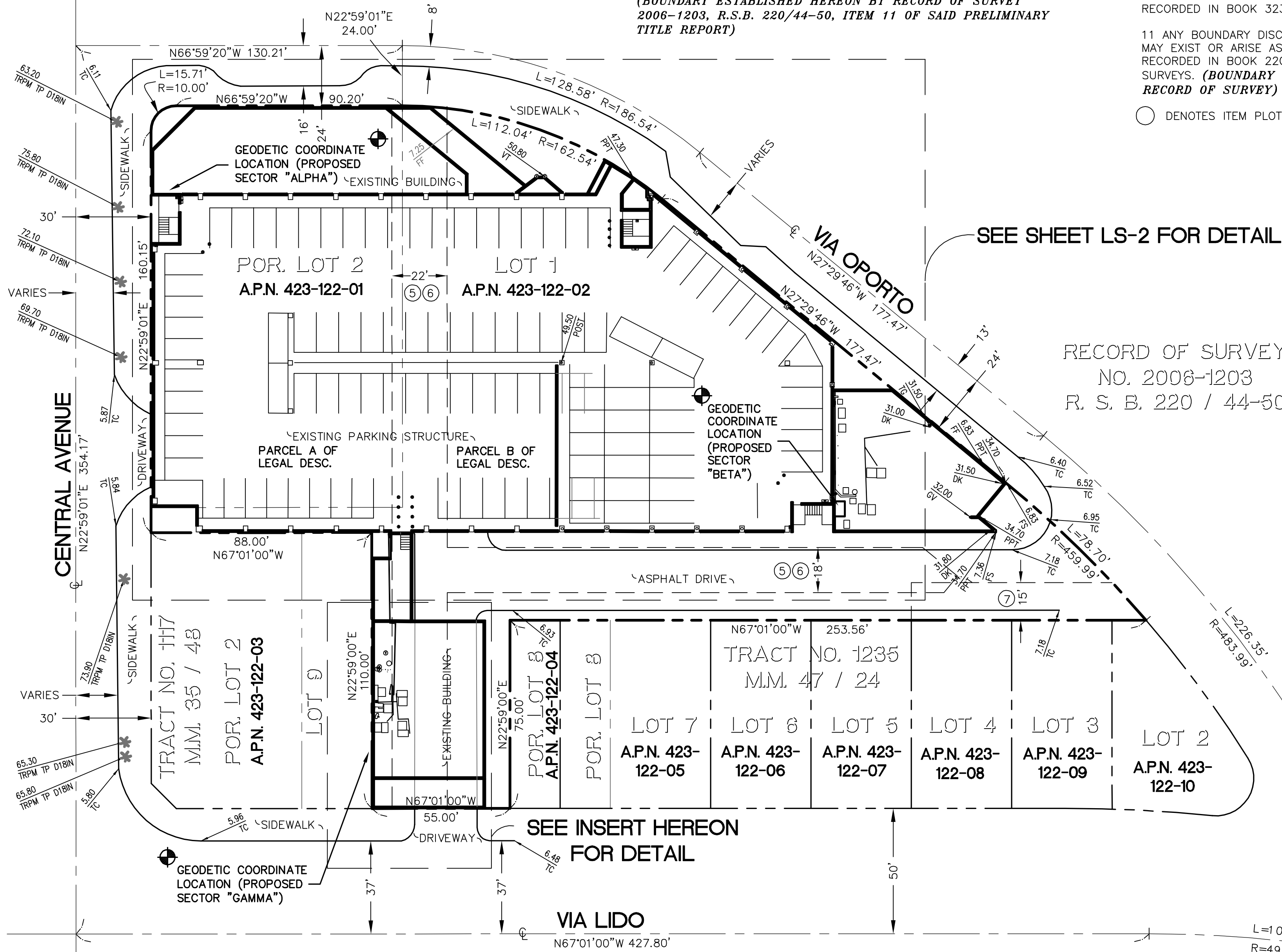
AUGUST 25, 2011

LIVING PLANTS STATEMENT:

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

LEGEND:

- AC ASPHALT CONCRETE
- ACU AIR CONDITIONING UNIT
- BD BOLLARD
- BLD BUILDING
- BTM BOTTOM
- CDT CONDUIT
- CDTG CONDUIT GROUP
- CLM COLUMN
- D DIAMETER
- DK DECK
- DR DOOR
- DT DUCT
- EBX ELECTRICAL BOX
- EOC EDGE OF CONCRETE
- FD FOUND
- FF FINISHED FLOOR
- FS FINISHED SURFACE
- FSR FIRE SERVICE
- GV GAS VENT
- IN INCHES
- LDC LANDING
- LT LIGHT
- LTT LEAD, TACK, AND TAG
- OH OVERHANG
- PPT PARAPET
- RH ROOF HATCH
- RRO RAISED ROOF DECK
- S/W SPIKE AND WASHER
- SDSH SATELLITE DISH
- STP STEPS
- SZS SAFETY ZONE STRIP
- TC TOP OF CURB
- TG TOP OF GRATE
- TP TOP
- TRPM PALM TREE
- UBX UTILITY BOX
- VT VENT
- WBIB WATER BIB
- ⊙ BOLLARD
- Ⓢ CENTERLINE
- ⚡ FIRE SERVICE
- ⦿ FOUND MONUMENT
- ⊙ GAS VENT
- GRATE
- 📡 SATELLITE DISH
- ▣ UTILITY BOX
- ⊖ VENT



SEE SHEET LS-2 FOR SITE DETAILS

Dept.	Approved	Date	A&C	RE	RF	INT	EE	OPS	EE/OUT

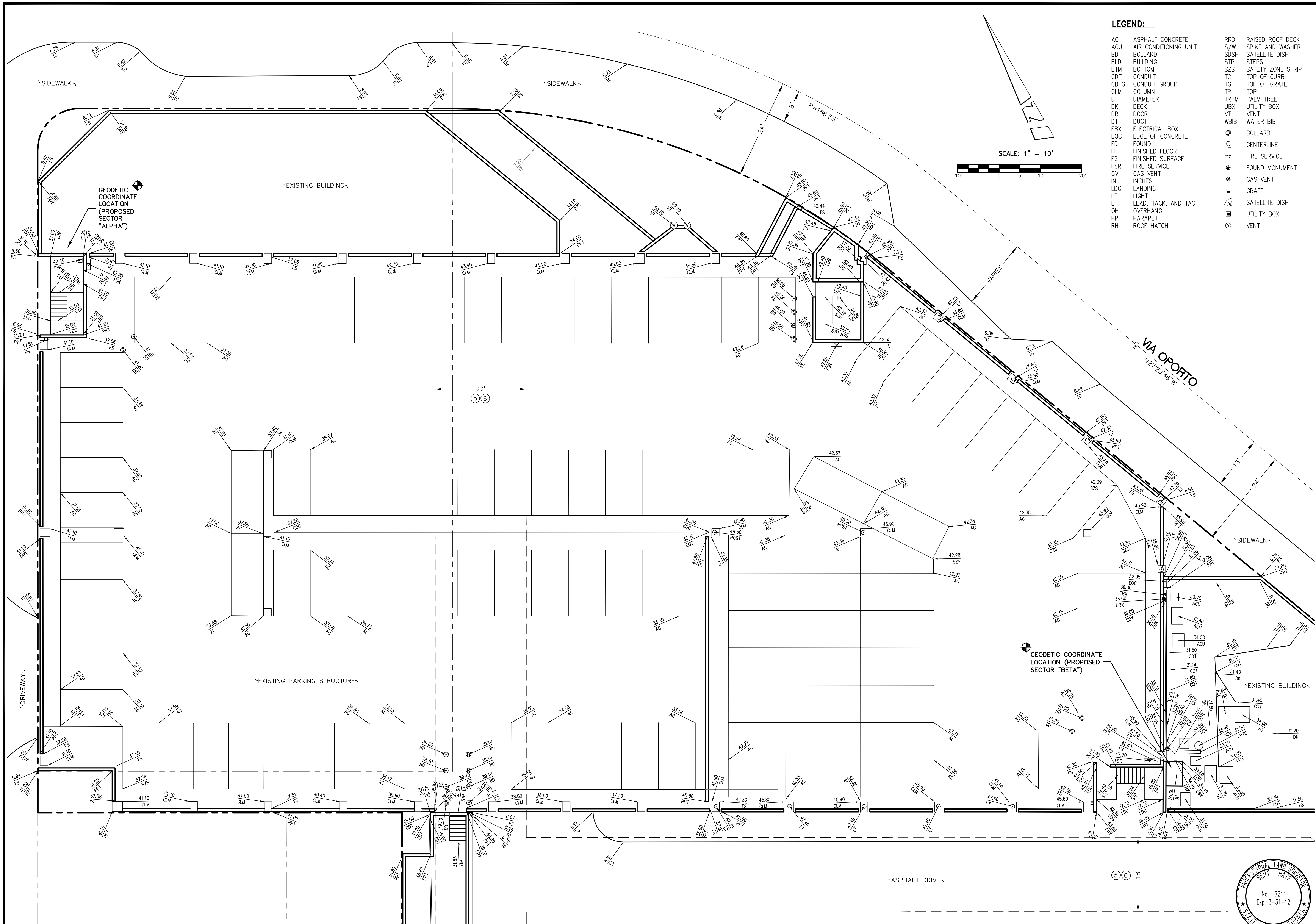
BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JN. 803.173

verizon wireless
15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA. 92618
(949) 286-7000

TOPOGRAPHIC SURVEY
"NEWPORT BAY RELO"
3505 VIA OPORTO
NEWPORT BEACH, CA 92663

Revisions	ISSUED FOR REVIEW	ADDED TITLE INFO.			
01	09/07/11	(RF)	02	03/16/12	(AA)
02			03		
03			04		
04			05		

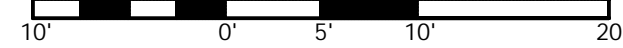
LS-1



LEGEND:

- | | | | |
|------|-----------------------|------|-------------------|
| AC | ASPHALT CONCRETE | RRD | RAISED ROOF DECK |
| ACU | AIR CONDITIONING UNIT | S/W | SPIKE AND WASHER |
| BD | BOLLARD | SDSH | SATELLITE DISH |
| BLD | BUILDING | STP | STEPS |
| BTM | BOTTOM | SZS | SAFETY ZONE STRIP |
| CDT | CONDUIT | TC | TOP OF CURB |
| CDTG | CONDUIT GROUP | TO | TOP OF GRATE |
| CLM | COLUMN | TP | TOP |
| D | DIAMETER | TRPM | PALM TREE |
| DK | DECK | UBX | UTILITY BOX |
| DR | DOOR | VT | VENT |
| DT | DUCT | WBIB | WATER BIB |
| EBX | ELECTRICAL BOX | | |
| EOC | EDGE OF CONCRETE | ⊕ | BOLLARD |
| FD | FOUND | ⊕ | CENTERLINE |
| FF | FINISHED FLOOR | ⊕ | FIRE SERVICE |
| FS | FINISHED SURFACE | ⊕ | FOUND MONUMENT |
| FSR | FIRE SERVICE | ⊕ | GAS VENT |
| GV | GAS VENT | ⊕ | GRATE |
| IN | INCHES | ⊕ | SATELLITE DISH |
| LDG | LANDING | ⊕ | UTILITY BOX |
| LT | LIGHT | ⊕ | VENT |
| LTT | LEAD, TACK, AND TAG | | |
| OH | OVERHANG | | |
| PPT | PARAPET | | |
| RH | ROOF HATCH | | |

SCALE: 1" = 10'



VARIES

VIA OPORTO
N27°23'45" W

SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.



Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OPS		
EE/OUT		

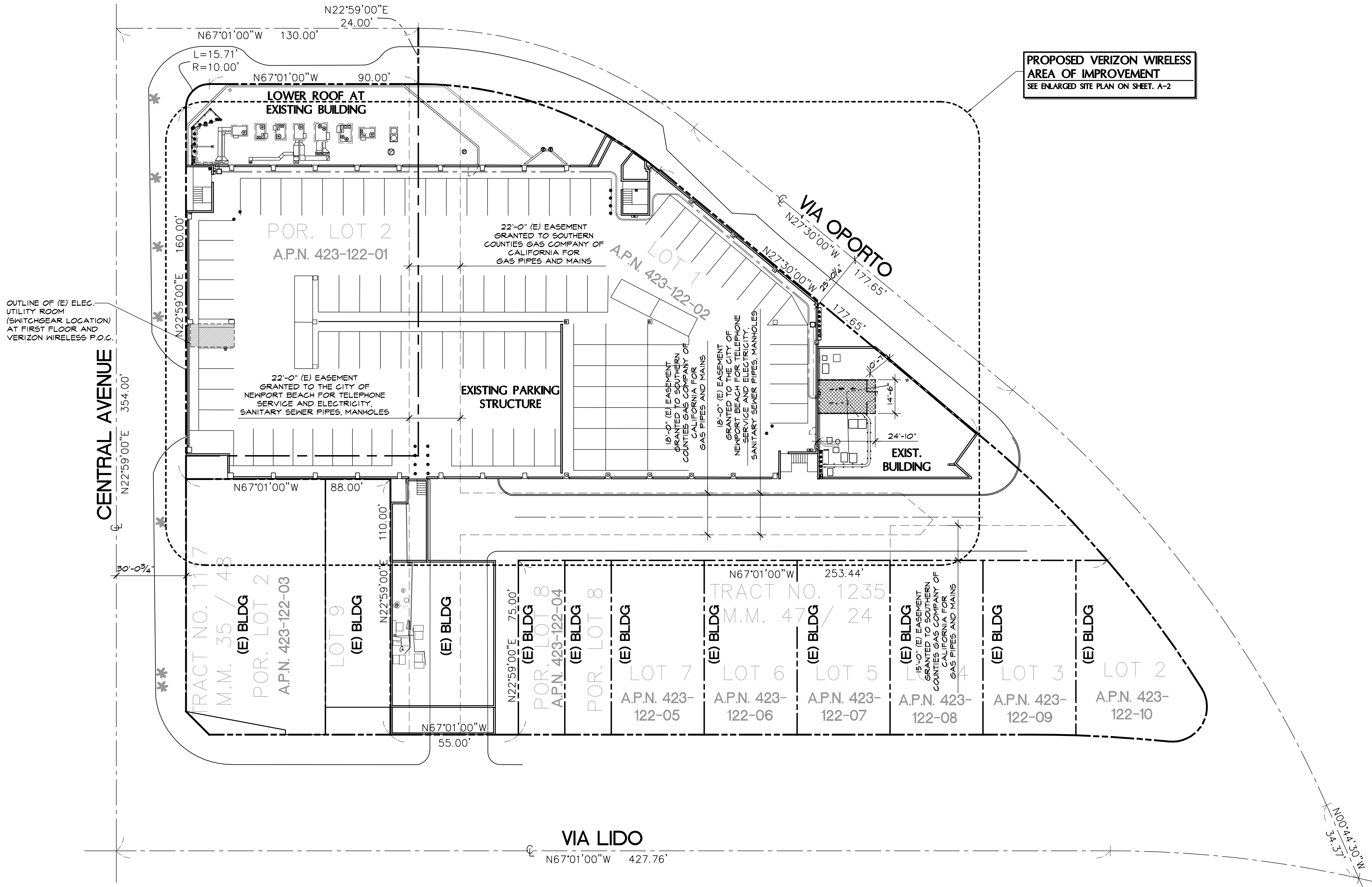
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verizon wireless
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Irvine, CA 92618
(949) 286-7000

TOPOGRAPHIC SURVEY
"NEWPORT BAY RELO"
3505 VIA OPORTO
NEWPORT BEACH, CA 92663

REVISIONS	ISSUED FOR REVIEW	ADDED TITLE INFO.
01	09/07/11	
02	03/16/12	
03		
04		
05		

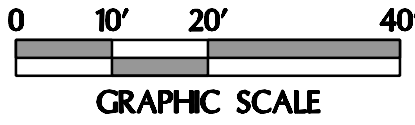
LS-2



PROPOSED VERIZON WIRELESS
AREA OF IMPROVEMENT
SEE ENLARGED SITE PLAN ON SHEET. A-2

OUTLINE OF (E) ELEC.
UTILITY ROOM
(SWITCHGEAR LOCATION)
AT FIRST FLOOR AND
VERIZON WIRELESS P.O.C.

SITE PLAN



NORTH
SCALE 1"=20'-0"

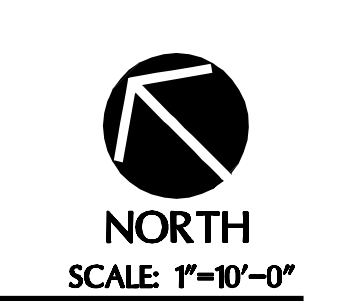
Revisions	DATE	BY	REVISIONS
0	9/19/12	JUR	BETA SECTOR SCREENING REV'S
0	1/21/14	JUR	ZONING SUBMITTAL REVISIONS
0	3/26/14	JUR	VERIZON EQUIP REV'S
0	4/10/14	JUR	ZONING SUBMITTAL REVISIONS
0	5/7/14	RS	DRW REVISIONS
0	5/7/14	ADJ	PLANNING/BLD. COORDINATION REVISIONS

"NEWPORT BAY RELO"
3505 & 3421 VIA OPORTO & PARKING
STRUCTURE AT 3434 VIA LIDO
NEWPORT BEACH, CA 92663
SITE PLAN
ZONING DRAWINGS

15505 Sand Canyon Ave.
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Irvine, CA 92618
(949) 286-7000

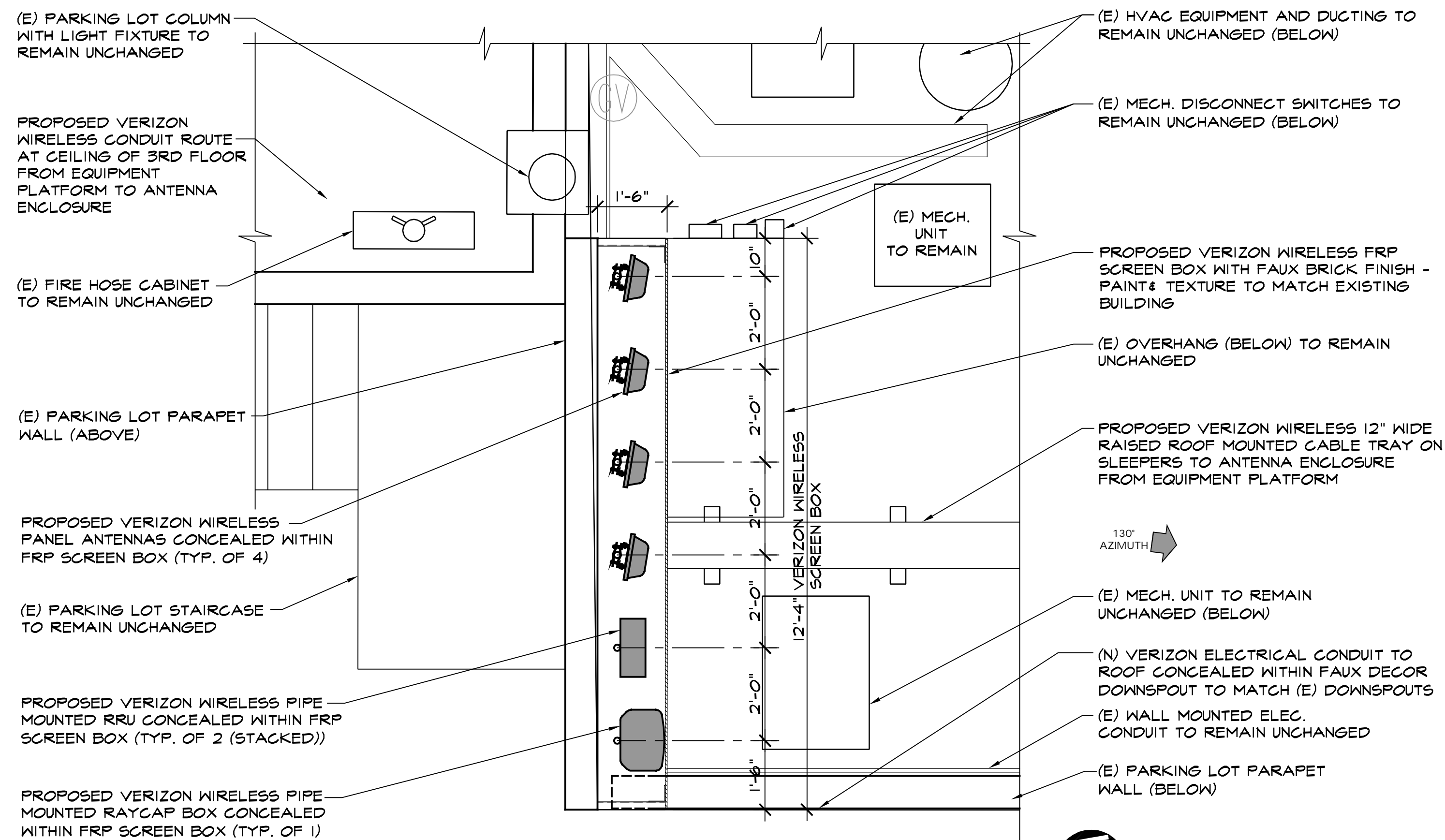
Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OPS		
EE/OUT		

derra
495 E. Rincon Street, Suite 204
Corona, Ca. 92709
Ph: 951.238.1650 Fax: 951.238.1651

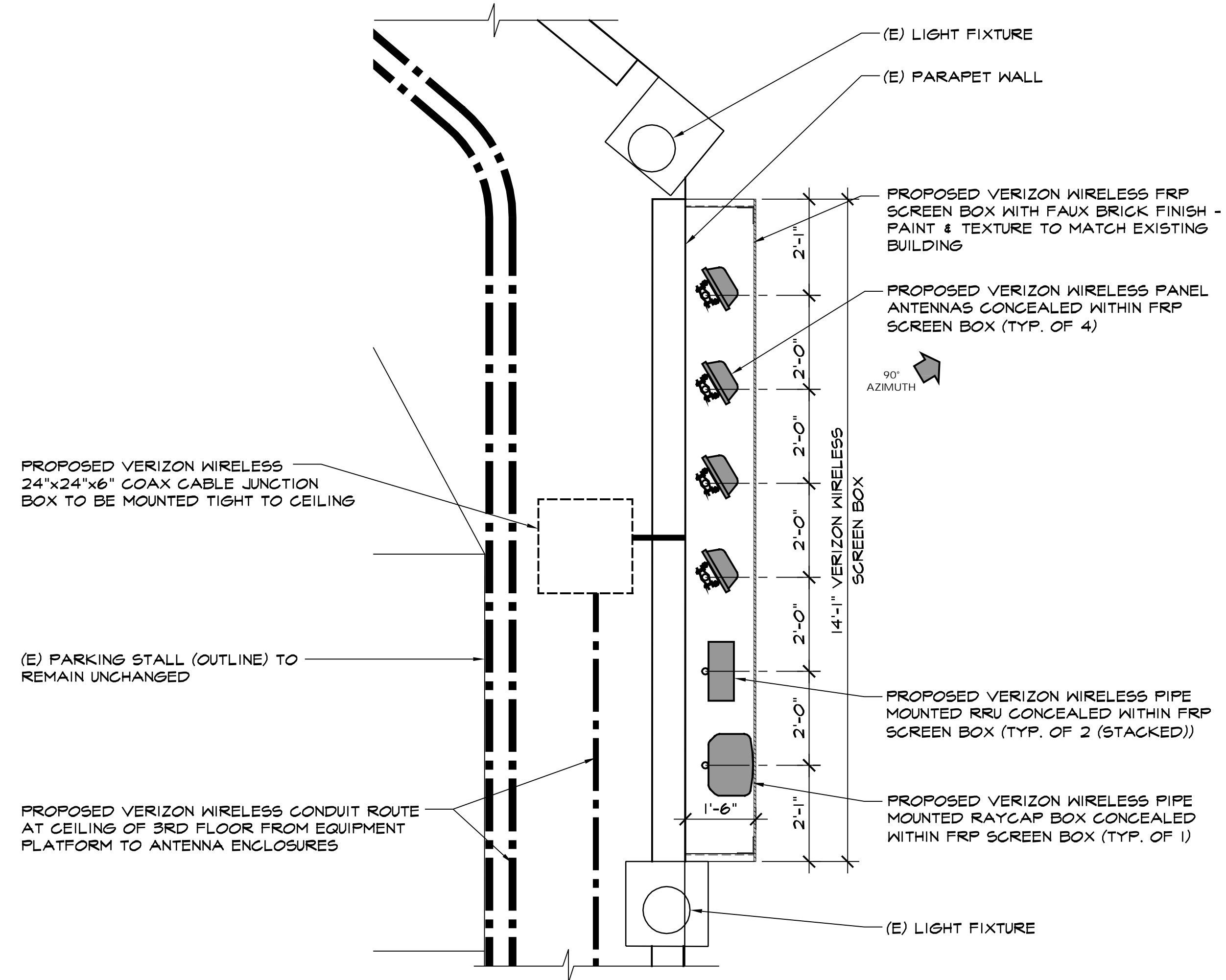
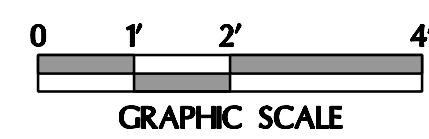


A-2

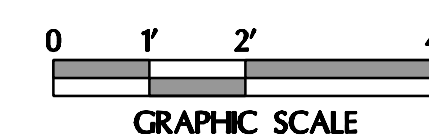
Job No. 1108L



"ALPHA SIMULCAST" SECTOR ANTENNA PLAN



"ALPHA" SECTOR ANTENNA PLAN



Dept.	Approved	Date
A&C		
RE		
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INT		
EE		
OPS		
EE/OUT		

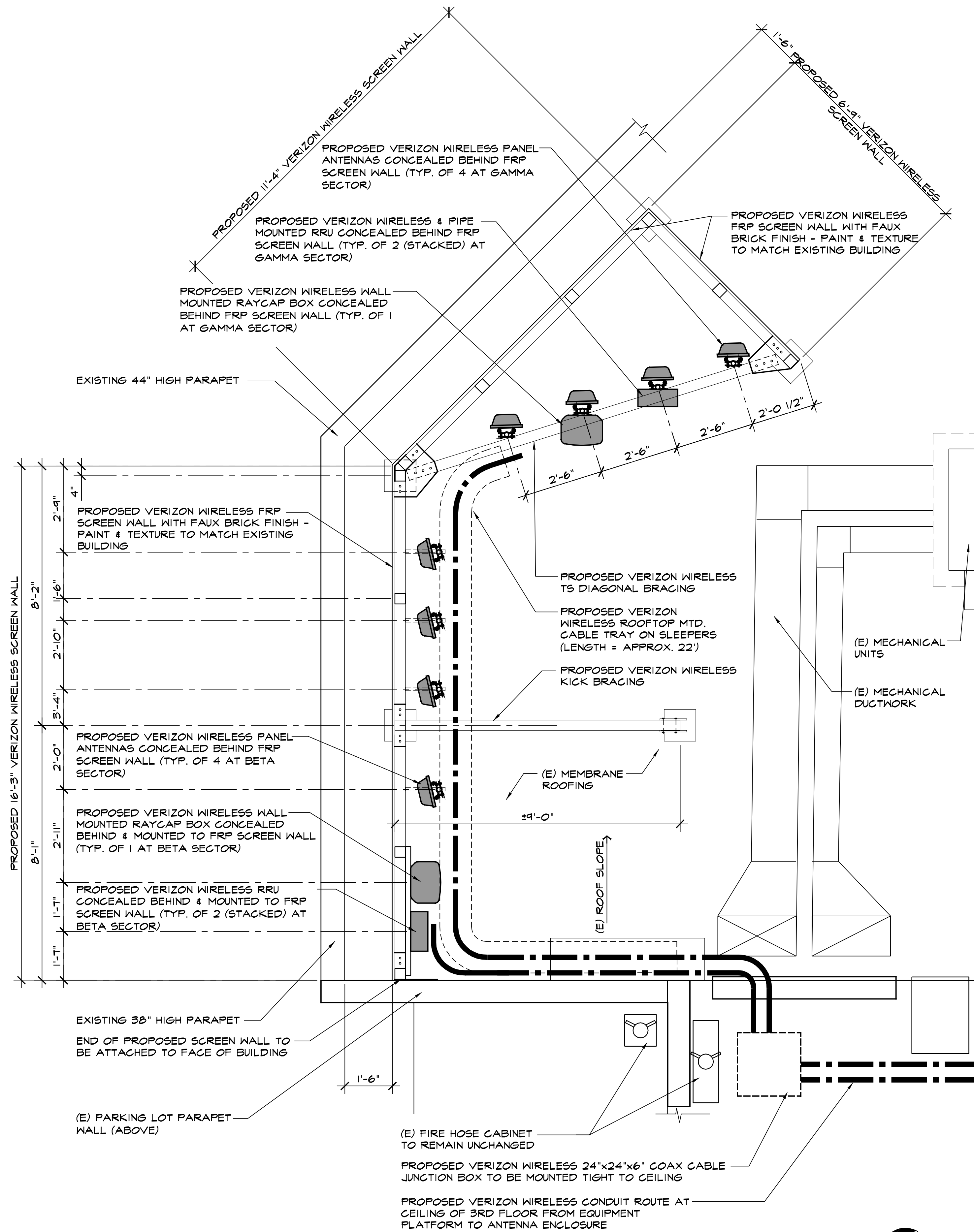
derra
495 E. Rincon Street, Suite 204
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Ph: 951.238.1650 Fax: 951.238.1651

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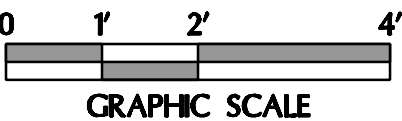
"NEWPORT BAY RELO"
3505 & 3421 VIA OPORTO & PARKING
STRUCTURE AT 3434 VIA LIDO
NEWPORT BEACH, CA 92663
ANTENNA SECTOR PLANS
ZONING DRAWINGS

Revisions	DATE	BY	REVISIONS
0	9/19/12	JUR	BETA SECTOR SCREENING REV'S
0	1/21/14	JUR	ZONING SUBMITTAL REVISIONS
0	3/26/14	JUR	VERIZON EQUIP REV'S
0	4/10/14	JUR	ZONING SUBMITTAL REVISIONS
0	5/7/14	RS	DRW REVISIONS
0		ADJ	PLANNING/BLD. COORDINATION REVISIONS

A-3.0



"GAMMA" & BETA SECTORS ANTENNA PLAN



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

Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OPS		
EE/OUT		

derra
495 E. Rincon Street, Suite 204
Corona, Ca. 92709
Ph: 951.238.1650 Fax: 951.238.1651

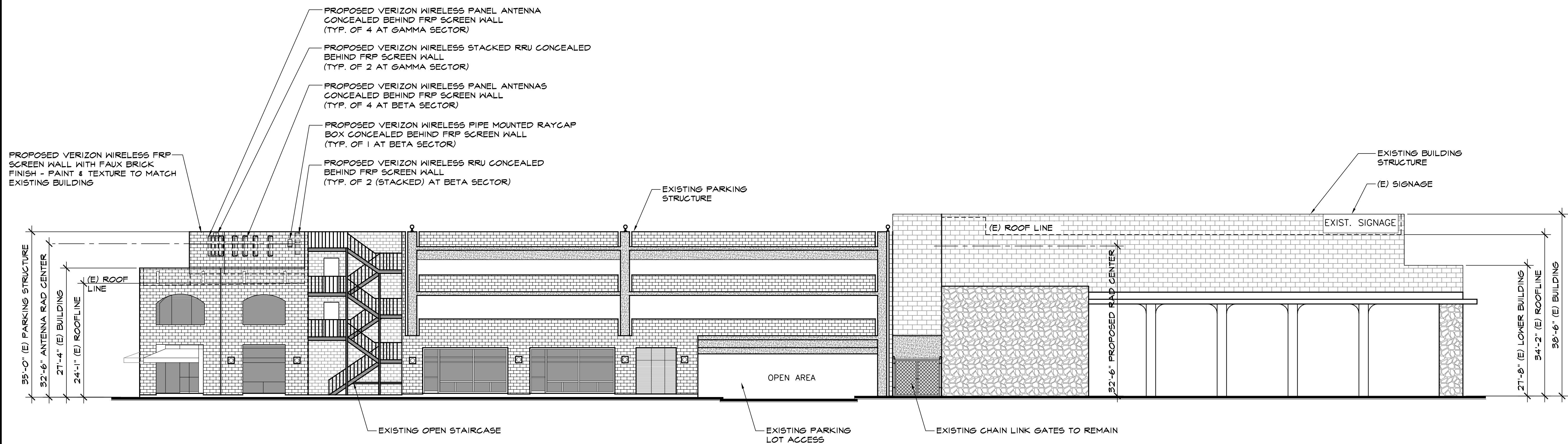
verizon wireless
15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA. 92618
(949) 286-7000

"NEWPORT BAY RELO"
3505 & 3421 VIA OPORTO & PARKING
STRUCTURE AT 3434 VIA LIDO
NEWPORT BEACH, CA 92663
ANTENNA SECTOR PLANS
ZONING DRAWINGS

Revisions	9/19/12	BETA SECTOR SCREENING REVS
0	JUR	
Revisions	1/21/14	ZONING SUBMITTAL REVISIONS
0	JUR	
Revisions	3/26/14	VERIZON EQUIP REVS
0	JUR	
Revisions	4/10/14	ZONING SUBMITTAL REVISIONS
0	JUR	
Revisions	5/7/14	IRW REVISIONS
0	RS	
Revisions	5/7/14	PLANNING/BLD. COORDINATION
0	ADJ	

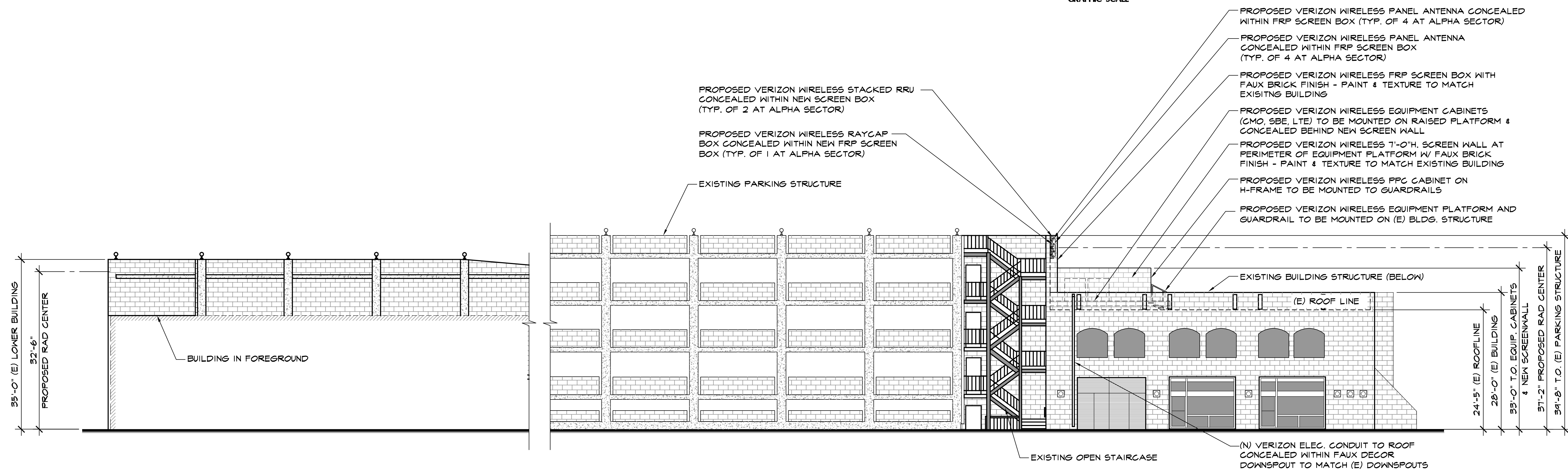
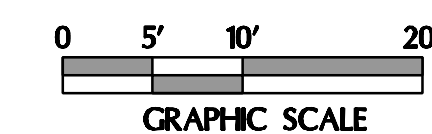
A-3.1

Job No. 1108L



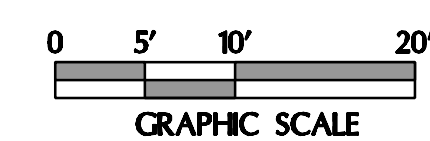
WEST ELEVATION

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




SOUTH ELEVATION

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



Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OPS		
EE/OUT		

derra
495 E. Rincon Street, Suite 204
Corona, Ca. 92879
Ph: 951.268.1650 Fax 951.268.1651



verizon *wireless*

15505 Sand Canyon Ave.
Building 'D', First Floor
Irvine, CA. 92618

(949) 286-7000

"NEWPORT BAY RELO"
3505 & 3421 VIA OPORTO & PARKING
STRUCTURE AT 3434 VIA LIDO
NEWPORT BEACH, CA 92663
ELEVATIONS
ZONING DRAWINGS

REVIEWS	9/18/12	BETA SECTOR SCREENING REVIEWS
0	JUR	ZONING SUBMITTAL REVIEWS
0	1/21/14	VERIZON EQUIP REV'S
0	3/26/14	ZONING SUBMITTAL REVIEWS
0	JUR	DRM REVIEWS
0	4/10/14	PLANNING/BLD. COORDINATION REVIEWS
0	RS	
0	5/2/14	
0	AQU	

A-5

b No. 1108L



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: Staff Approval No. SA2014-009 (PA2014-062)

APPLICANT: Edward Hodges

LOCATION: 3848 Campus Drive, Suite 103
Jerry's Sandwich Shop

LEGAL DESCRIPTION Lot 10, Tract 3201

On **June 20, 2014**, the Community Development Director approved Staff Approval No. SA2014-009 finding the relocation of an existing restaurant's dining room to be a minor change and in substantial conformance with Use Permit No. UP3381. This approval is based on the findings and subject to the following conditions.

PROJECT SUMMARY

A staff approval for a determination of substantial conformance with Use Permit No. UP3381, which allowed a take-out restaurant (Jerry's Sandwich Shop) with incidental seating and waived a portion of the required off-street parking. The proposal is to relocate the interior dining area to the adjacent suite (from Suite 109 to Suite 103) while retaining the existing location of the kitchen and food preparation area. The purpose of the request is to provide better visibility to the establishment to vehicles travelling on Campus Drive.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** OA (Office Airport)
- **General Plan:** AO (Airport Office and Supporting Uses)

BACKGROUND

Use Permit No. UP3381 was approved May 10, 1990, by the Planning Commission to allow the continued operation of an as-built 600 square-foot take-out restaurant specializing in the sale of sandwiches on the ground floor (Suite 109) of an existing office building with a 76-space parking lot. On the basis that the restaurant would service people working or visiting in the area, the Planning Commission found that parking was adequate to accommodate the restaurant and all onsite uses, and waived 12 of the required 15 parking spaces (Condition No. 2 of Attachment No. CD 3). The restaurant was limited to a maximum of 12 interior seats and four outdoor seats

(Condition No. 3). Outdoor seating provided was for nonexclusive use by tenants of the office building and patrons of the restaurant (Condition No. 10).

PROPOSED CHANGES

The proposal is to relocate the interior dining area from Suite 109 to the adjacent tenant space, Suite 103, while retaining the existing location of the kitchen and food preparation area. Suite 103 fronts Campus Drive and would provide better visibility to the establishment. The restaurant would vacate Suite 109 entirely. Suite 103 would consist of 599 square feet with the dining area arranged in a manner substantially the same as that approved by Use Permit No. UP3381. The facility would adhere to the original operational characteristics and conditions of approval which limited the restaurant to 12 interior seats, 4 outdoor seats for nonexclusive use, and required three on-site parking spaces. No expansion in operation is proposed. The hours of operation would be from 8:00 a.m. to 5:00 p.m., Monday through Friday.

Parking

The office building was required to provide 75 parking spaces at the time of construction. Pursuant to Section 20.40.110 of the Newport Beach Municipal Code, this requirement may be reduced by the Community Development Director when parking spaces are lost due to Americans with Disabilities Act (ADA) requirements associated with tenant improvements. One parking space was previously converted to an accessible loading zone in 2006, and one additional space will be upgraded to a loading zone as part of the proposed renovation. A total of 73 parking spaces will remain.

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. Food service, eating and drinking establishments are permitted by right in the OA (Office Airport) Zoning District if located further than 500 feet, property line to property line, from any residential zoning district. The subject property is located a minimum of 1,500 feet from a residential zoning district. A reduction in the required number of parking spaces for a food service establishment may be permitted subject to the approval of a use permit.

2. The existing establishment received approval of Use Permit No. UP3381 on May 10, 1990, to establish a take-out restaurant with incidental seating and to waive a portion of the required off-street parking.
3. The proposed renovation to relocate the dining area to an adjacent suite while retaining the existing location of the kitchen and food preparation area is consistent with the operational characteristics and conditions approved by Use Permit No. UP3381.

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 previously approved project was determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities).
2. The proposed project involves the relocation of dining area as part of a tenant renovation and qualifies for a categorical exemption under Class 1 (Existing Facilities). The Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use including interior or exterior alterations involving such things as interior partitions. In this case the existing dining area is being relocated to the adjacent suite and the establishment will be substantially the same size and operate in the same capacity as it did previously with no expansion in use.

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 proposed relocation of dining area does not involve a feature that was specifically addressed in the staff report, meeting minutes, or subject to a condition of approval for Use Permit No. UP3381.

2. The staff report specified that 15 parking spaces were required of the restaurant based on square-footage of the establishment and number of employees on duty during peak hours (600 sq. ft. / 50 = 12 + 3 employees = 15 spaces). Condition No. 2 of the approved Use Permit waived 12 parking spaces on the basis that an office use occupying the same tenant space would generate a requirement of three parking spaces. The proposed establishment with relocated dining area will not exceed 600 gross square feet or three employees and does not result in a substantial change that might otherwise require additional parking.
3. Condition No. 3 limits the restaurant to 12 seats inside and four seats outside for nonexclusive use. This condition was intended to limit the size and operation of the business. The proposed dining area will comply with this condition and does not result in an increase in seating.

Finding:

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

Facts in Support of Finding:

1. Specific hours of operation were not established by conditions of approval; however, the hours identified in the staff report were from 7:00 a.m. to 4:00 p.m., Monday through Friday. The hours proposed will be from 8:00 a.m. to 5:00 p.m., Monday through Friday, which is a negligible change and does not represent a substantial change in operational characteristics.
2. The renovation to relocate the dining area is minor in nature because the existing kitchen and food preparation area remains unchanged and the take-out restaurant use will remain consistent with Use Permit No. UP3381.
3. The proposed indoor dining area will consist of 12 seats and no seating is proposed outdoors. The proposal complies with the approved Use Permit and does not result in an expansion of use.

DETERMINATION

This staff approval has been reviewed and a determination has been made that the proposed change to the existing eating and drinking establishment is in substantial conformance with the original approval.

CONDITIONS OF APPROVAL

All previous findings and conditions of approval of Use Permit No. UP3381 shall remain in full force and effect as stated in Attachment No. CD 3, with the addition of the following conditions:

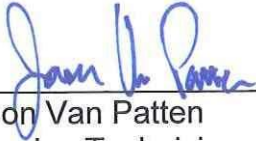
1. The development authorized by this Staff Approval shall be in substantial conformance with the approved project plans.
2. A building permit shall be obtained prior to commencement of construction. A copy of this approval letter shall be incorporated into both the Building Division and field sets of plans prior to issuance of the building permits.
3. A total of 73 parking spaces shall be maintained on site and accessible at all times.
4. The storage container at the rear of the property shall be removed so as to not obstruct parking. Parking stalls shall remain open and accessible.
5. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
6. 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 Jerry's Sandwich Shop including, but not limited to, the SA2014-009 (PA2014-062). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD

An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within 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:



Jason Van Patten
Planning Technician

JM/jvp

Attachments: CD 1 Vicinity Map
CD 2 Applicant's Project Description
CD 3 Excerpt of Planning Commission Minutes dated May 10, 1990
CD 4 Site Photographs
CD 5 Project Plans

Attachment No. CD 1

Vicinity Map



Newport
Beach
GIS



0 131 263
Feet

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: 2009-2013 photos provided by Eagle Imaging www.eagleaerial.com

4/28/2014

Attachment No. CD 2

Applicant's Project Description



Strategic Business Partnerships, Inc.

www.sbpartnershipsusa.com

Telephone 1-877-963-4630

Strategic Business Partnerships, Inc.

'Creating Positive Solutions for a Better Today'

9417 Irvine Center Drive, Ste 150

Irvine, CA 92618 U.S.A.

Telephone 1-877-963-4630

International 949-614-0181

Fax (all divisions) 1-877-963-1956

4-9-14

To Planning Department for City of Newport Beach
100 Civic Center
Newport Beach, CA 92658

From Applicant
Eddie Hodges
Direct 949-813-8152

Regarding Jerry's Sandwich Shop
3848 Campus Drive, Newport Beach, CA

It is requested that the current planning approvals be modified to accept a "no operation change" from moving the dining area from one side of the suite to the other side. The facts are as follows,

PROJECT DESCRIPTION

The project is to relocate the existing dining room in Jerry's Sandwich Shop to the adjoining suite (kitchen area remains unchanged) The revised floor plan remains in substantial conformance with Use Permit UP3381. The project will not result in an expansion or change in operational characteristic of the use.

Currently the sandwich shop serves mostly employees whom work inside the office building where the sandwich shop is located. Due to the fact that half of the tenants moved out of the building, the number of customers has gone down severely. We believe that the proposed project would better position the sandwich shop to customers from the surrounding commercial/office buildings and provide them an easier access and more visibility to the shop.

1. The total square feet in the proposed stays under the 600 SF which is the approved square feet on the current planning approval.
 - a. Existing Seats - 12 seats
 - b. Proposed Seats - 12 seats
2. There is no kitchen or utility changes
3. There is no operation hour changes, current hours 8am to 5pm, Monday -Friday. Closed on Saturday and Sunday.

Respectfully Submitted,

Eddie Hodges

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COMMUNITY

APR 23 2014

DEVELOPMENT
CITY OF NEWPORT BEACH

Attachment No. CD 3

Excerpt of Planning Commission Minutes
dated May 10, 1990

DEBAY
SANO
EDWARDS
CHLOVER
MERRILL
PERSON
POWEROY

CITY OF NEWPORT BEACH

ROLL CALL

INDEX

* * *

Use Permit No. 3381 (Public Hearing)Item No.5

Request to permit an as-built take-out restaurant with incidental seating on property located in the M-1-A District. The proposal also includes a request to waive a portion of the required off-street parking spaces.

UP3381Approved

LOCATION: Lot 10, Tract No. 3201, located at 3848 Campus Drive, on the southeasterly corner of Campus Drive and Quail Street, across from the John Wayne Airport.

ZONE: M-1-A

APPLICANT: Jerry's Sandwich Shop, Newport Beach

OWNER: Jack W. Mullan, Newport Beach

William Laycock, Current Planning Manager, referred to Condition No. 12 in Exhibit "A" and suggested that the condition could be deleted as recommended by a directive from the General Services Director. He further stated that the restaurant has been operating on the site for 16 years without a use permit.

Commissioner Debay addressed her concerns pertaining to a concept that could be implemented between the Business License Division and the Planning Department to be assured that applicable businesses have use permits. Ms. Flory stated that a program as suggested has recently been initiated between the two Departments.

The public hearing was opened in connection with this item, and Mr. Yeong Yin, applicant, appeared before the Planning Commission wherein he concurred with the findings and conditions in Exhibit "A".

Mr. Jack Mullan, property owner, appeared before the Planning Commission wherein he stated that he was not aware that the subject restaurant was operating without a use permit inasmuch as the facility was approved to operate by various official agencies. Mr. Mullan stated that the restaurant is supported by persons who work within walking distance of the operation; therefore, the restaurant does not create a parking or traffic

DEBAY
DL SANO
EDWARDS
CLOVER
HERRILL
PERSON
ROMEROY

CITY OF NEWPORT BEACH

ROLL CALL

INDEX

problem. Mr. Mullan addressed the parking requirement and the number of available parking spaces for the tenants. He also stated that he was not in favor of Condition of Approval No. 9 in Exhibit "A" which requires the enclosure of the trash bin that is located in the parking lot.

There being no others desiring to appear and be heard, the public hearing was closed.

Motion was made and voted on to approve Use Permit No. 3381 subject to the findings and conditions in Exhibit "A", including deleted Condition No. 12. MOTION CARRIED.

FINDINGS:

1. That the existing development is consistent with the Land Use Element of the General Plan and is compatible with the surrounding land uses.
2. That the project has no significant environmental impact.
3. That adequate parking is available on-site to accommodate the existing facility and all uses on-site.
4. That the Police Department has no objections with the proposed development.
5. That the waiver of the development standards as they pertain to walls, utilities, parking lot illumination, landscaping, and a portion of the required parking will not be detrimental to adjoining properties.
6. That the approval of Use Permit No. 3381 will not, under the circumstances of this case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing and working in the neighborhood, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

CONDITIONS:

1. That development shall be in substantial conformance with the approved plot plan and floor plan, except as noted below.

Motion
All Ayes

DEBAY
DI. SANO
EDWARDS
CLOVER
MERRILL
PERSON
POMEFOY

CITY OF NEWPORT BEACH

ROLL CALL

INDEX

2. That the development standards pertaining to traffic circulation, walls, landscaping, parking lot illumination, and that all the required additional parking spaces (12 spaces) shall be waived.
3. That the seating and dining area shall be incidental to the take-out restaurant and any introduction of table service will require amending the use permit. A maximum of 12 seats shall be permitted in the interior of the facility and a maximum of 4 seats shall be permitted outside the facility.
4. That trash receptacles for patrons shall be located in convenient locations inside and outside the building.
5. That grease interceptors shall be installed on all fixtures in the take-out restaurant where grease may be introduced into the drainage systems in accordance with the Uniform Plumbing Code, unless otherwise approved by the Building Department and the Public Works Department.
6. That kitchen exhaust fans shall be designed to control smoke and odor to the satisfaction of the Building Department.
7. That all signs shall conform to the provisions of Chapter 20.06 of the Municipal Code and the location of the freestanding sign on Quail Street shall be subject to the approval of the City Traffic Engineer for sight distance in accordance with City Standard 110-L.
8. That no on-sale or off-sale of alcoholic beverages shall be permitted on the premises unless the Planning Commission approves an amendment to this use permit.
9. That all mechanical equipment and trash areas shall be screened from Campus Drive and adjoining properties. The final location of the trash enclosure shall be subject to the approval of the City Traffic Engineer.
10. That outdoor seating provided in front of the facility or anywhere on the subject property shall be for the use of the tenants of the office complex and patrons of the subject restaurant and shall not be utilized for the exclusive use of the subject facility unless an amendment

DERAY
DL. EANO
EDWARDS
GLOVER
MERRILL
PERSON
POMEROY

CITY OF NEWPORT BEACH

ROLL CALL	INDEX
	<p>to this use permit is first approved by the Planning Commission.</p> <p>11. That a washout area for refuse containers be provided in such a way as to allow direct drainage into the sewer system and not into the Bay or storm drains unless otherwise approved by the Building Department and the Public Works Department.</p> <p>12. Deleted.</p> <p>13. That the employees of the subject facility shall park their vehicles on-site at all times.</p> <p>14. That the Planning Commission may add to or modify conditions of approval to this use permit, or recommend to the City Council the revocation of this use permit upon a determination that the operation which is the subject of this amendment causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.</p> <p>15. That this use permit shall expire unless exercised within 24 months from the date of approval as specified in Section 20.80.090 A of the Newport Beach Municipal Code.</p> <p style="text-align: center;">* * *</p> <p><u>A. General Plan Amendment No. 89-2(C)(Public Hearing)</u></p> <p>Request to allow commercial/residential mixed use in the "island" area between North Newport Boulevard and Newport Boulevard in the Old Newport Boulevard Specific Plan Area. It is also proposed to amend the boundaries of the Old Newport Boulevard Specific Plan Area to delete areas designated for residential use and to consider changes to the issues identified for consideration in the preparation of the Specific Plan; and the acceptance of an environmental document.</p> <p>INITIATED BY: The City of Newport Beach</p> <p style="text-align: center;">AND</p>

Item No. 6

GPA89-2 (C)

UP3380

SPR No. 59

Cont'd to
5-24-90

Attachment No. CD 4

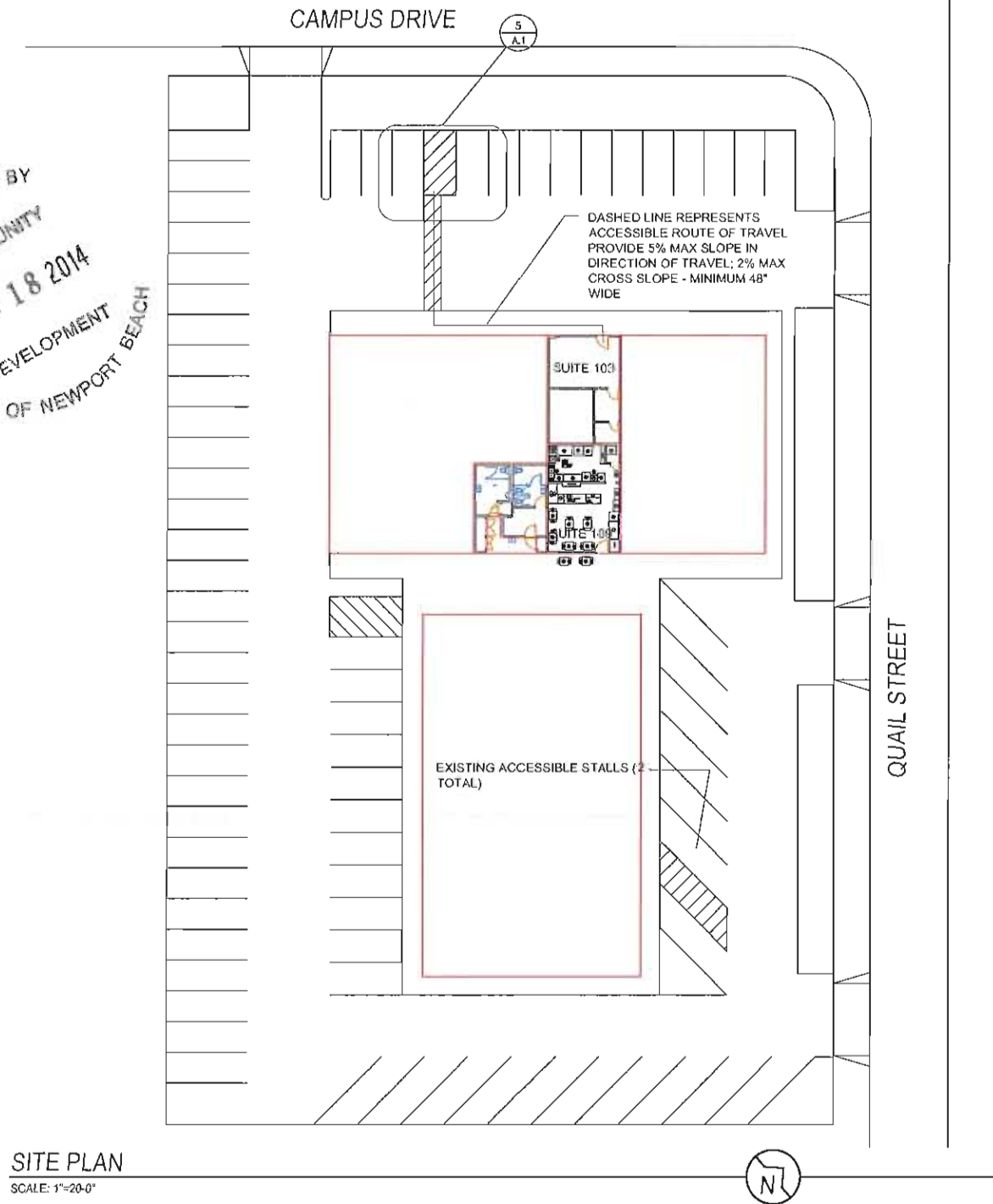
Site Photographs



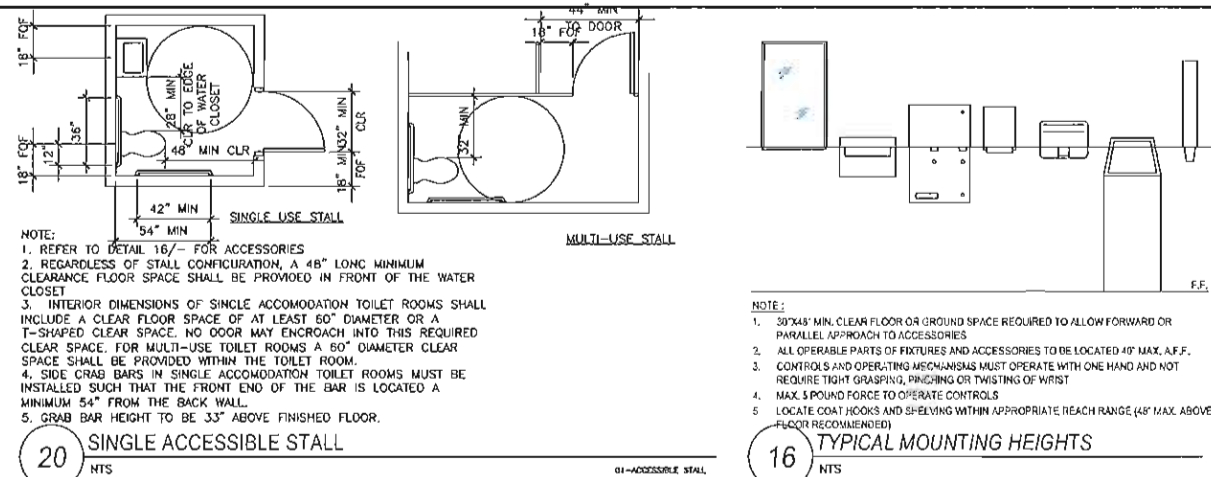
Attachment No. CD 5

Project Plans

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COMMUNITY
JUN 18 2014
DEVELOPMENT
CITY OF NEWPORT BEACH

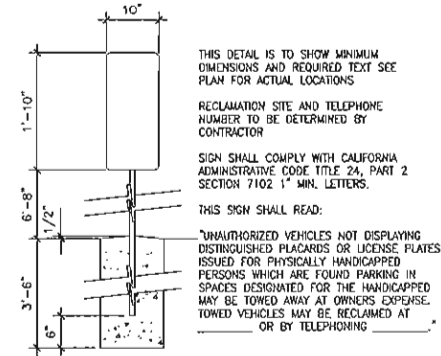


SITE PLAN
SCALE: 1"=20'-0"



GENERAL NOTES

1. VERIFY ACCESSIBILITY REQUIREMENTS WITH DETAILS ON THIS PAGE
2. VERIFY INSTALLATION OF FINE SIGN ON SITE WITH DETAIL 10/A.1
3. ALL EXISTING ELECTRICAL COMPONENTS INCLUDING LIGHTING, SWITCHING, AND POWER OUTLETS TO REMAIN IN PLACE - AT DEMOLITION OF EXISTING WALLS RELOCATE LIGHT/POWER OUTLETS
4. ALL EXISTING KITCHEN EQUIPMENT IS TO REMAIN AS IS AND TO REMAIN IN PLACE
5. ALL EXISTING T-BAR CEILING AND LAY IN TILES TO REMAIN IN PLACE
6. NUMBER OF NEW SEATING IS A TOTAL OF 6 TABLES AND 12 OCCUPANTS. EXISTING SEATING IS A TOTAL OF 8 TABLES AND 18 OCCUPANTS - NO NEW SEATING PROPOSED



10 HANDICAP SITE SIGN
1' x 1/2' = 1'-0"

CODE DATA

SITE ADDRESS:
3848 CAMPUS DRIVE, SUITE 109
NEWPORT BEACH, CA

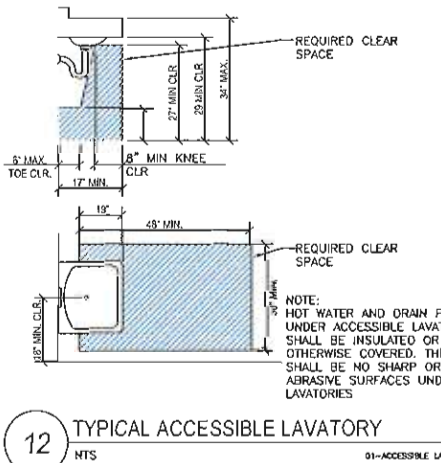
APPLICABLE CODES:
CALIFORNIA BUILDING CODE INCLUDING CEC, CMC, CFC, CPC
(AS AMENDED BY THE CITY OF NEWPORT BEACH) 2013 EDITION

BUILDING CLASSIFICATION:
OCCUPANCY GROUP (MALL): A-2/B
OCCUPANCY GROUP (TENANT): A-2

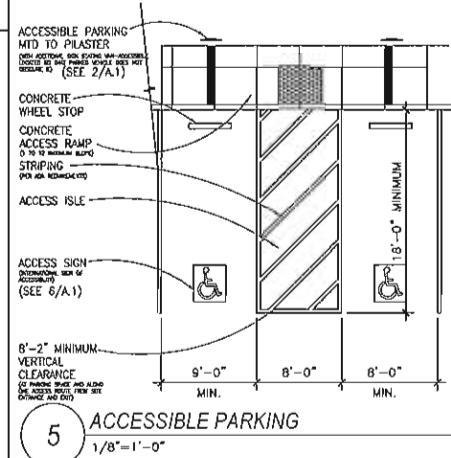
FLOOR AREA CALCULATIONS:
EXISTING FLOOR AREA: 600SF
REVISED FLOOR AREA: 699SF
TOTAL FLOOR AREA DOES NOT EXCEED MOST RESTRICTIVE
ALLOWABLE AREA PER TABLE 503 FOR A-2
RESTROOMS PROVIDED: 2

PARKING PROVIDED:
REGULAR STALLS: 69
ACCESSIBLE STALLS: 4

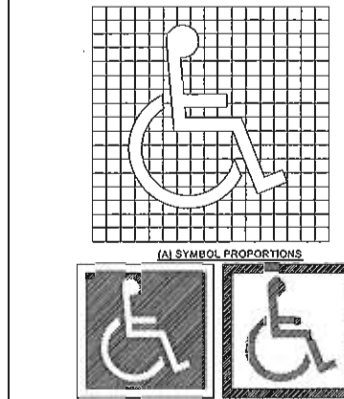
PROJECT DESCRIPTION:
PROJECT CONSISTS OF A RELOCATION AND TENANT IMPROVEMENT OF EXISTING RESTAURANT SPACE MOVING EXISTING DINING AREA FROM SUITE 109 TO SUITE 103, KITCHEN, FOOD PREP AREA, AND EQUIPMENT TO REMAIN AND PROTECTED IN PLACE.



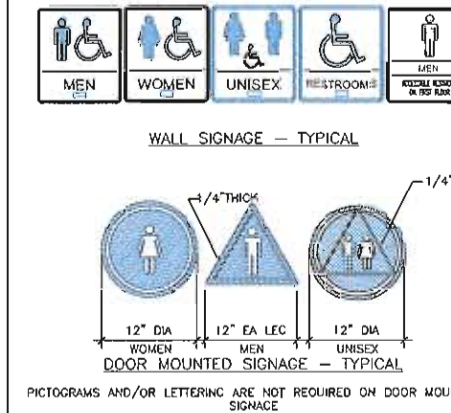
12 TYPICAL ACCESSIBLE LAVATORY
NTS



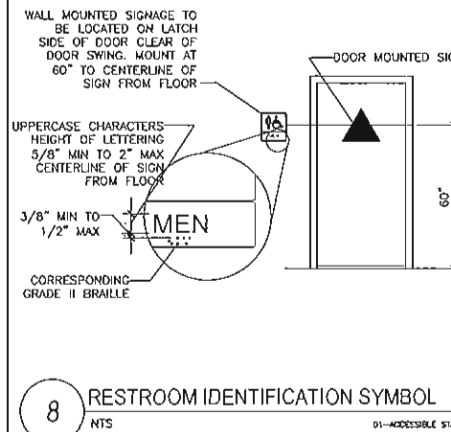
5 ACCESSIBLE PARKING
1/8" = 1'-0"



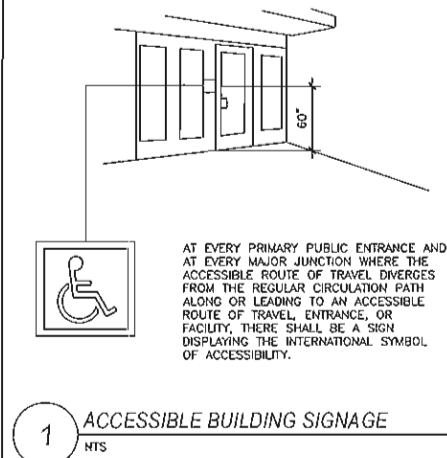
6 SYMBOL OF ACCESSIBILITY
3' = 1'-0"



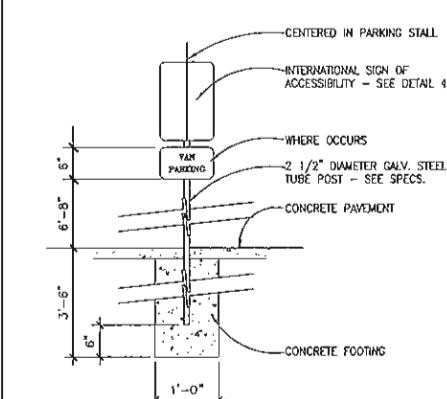
8 RESTROOM IDENTIFICATION SYMBOL
NTS



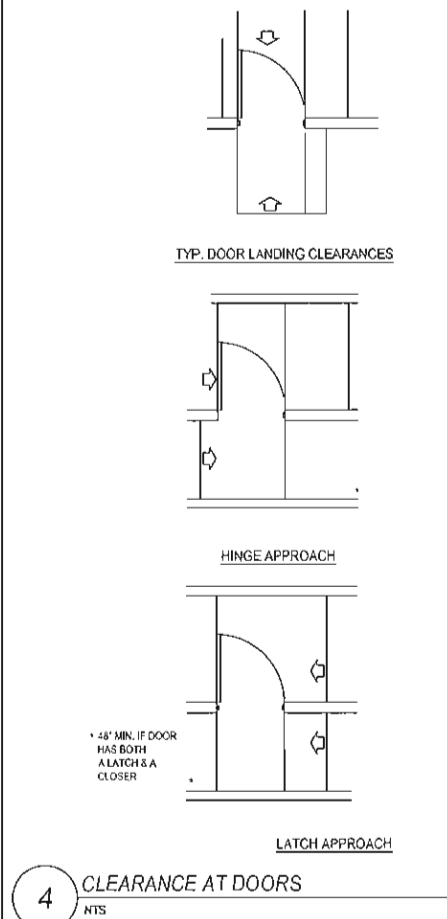
4 CLEARANCE AT DOORS
NTS



1 ACCESSIBLE BUILDING SIGNAGE
NTS



2 ACCESSIBLE PARKING SIGN
NTS



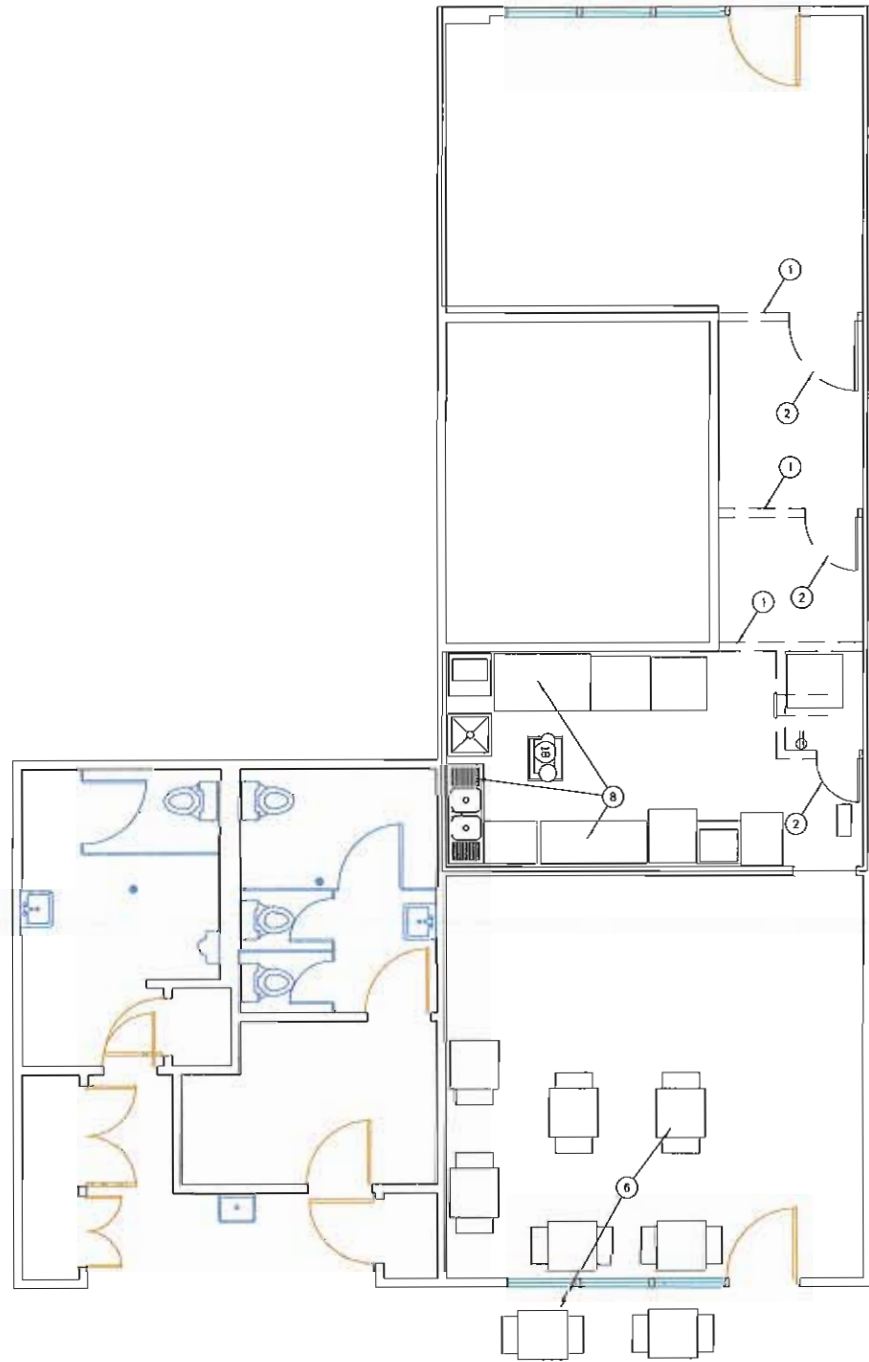
16 TYPICAL MOUNTING HEIGHTS
NTS

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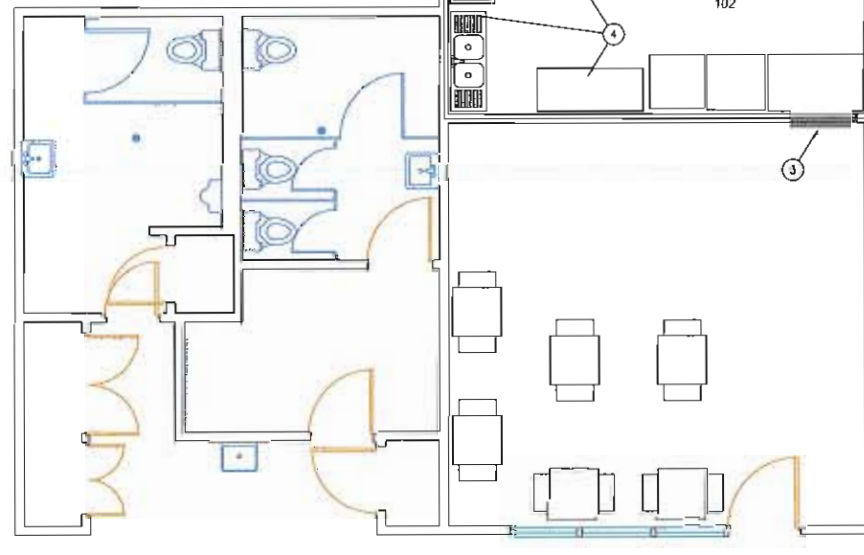
RM ARCHITECTURE
CONSTRUCTION MANAGEMENT
RUBIO MEDINA ARCHITECT
3848 CAMPUS DRIVE, SUITE 109
NEWPORT BEACH, CA 92660
P. 949.333.8800
F. 949.333.8800

TENANT IMPROVEMENTS FOR
JERRY'S SANDWICH DELI
3848 CAMPUS DRIVE SUITE 109
NEWPORT BEACH, CA
SHEET TITLE: SITE PLAN AND ACCESSIBILITY DETAILS

DRAWN BY: R. MEDINA
DATE: DATE
SCALE: AS NOTED
PROJECT NO: 2014-07
SHEET: 1



EXISTING/DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"



REVISED FLOOR PLAN
SCALE: 1/4"=1'-0"

CONSTRUCTION NOTES

1. (E) WALL TO BE REMOVED
2. (E) DOOR TO BE REMOVED
3. INFILL EXISTING OPENING TO MATCH EXISTING WALL
4. (E) FOOD PREPARATION EQUIPMENT TO REMAIN IN PLACE
5. NEW SEATING ARRANGEMENT - 8 TABLES TOTAL
6. NEW SEATING ARRANGEMENT - 8 TABLES TOTAL
7. RELOCATED EQUIPMENT
8. (E) EQUIPMENT TO REMAIN IN PLACE

CODE DATA

SITE ADDRESS:
3845 CAMPUS DRIVE, SUITE 109
NEWPORT BEACH, CA

APPLICABLE CODES:
CALIFORNIA BUILDING CODE INCLUDING CBC, CMC, CFC, CPC
(AS AMENDED BY THE CITY OF NEWPORT BEACH) 2013 EDITION

BUILDING CLASSIFICATION:
OCCUPANCY GROUP (MALL): A-2/B
OCCUPANCY GROUP (TENANT): A-2

FLOOR AREA CALCULATIONS:
EXISTING FLOOR AREA: 6005SF
REVISED FLOOR AREA: 5995SF
TOTAL FLOOR AREA DOES NOT EXCEED MOST RESTRICTIVE
ALLOWABLE AREA PER TABLE 503 FOR A-2
RESTROOMS PROVIDED: 2

PARKING PROVIDED:
REGULAR STALLS: 69
ACCESSIBLE STALLS: 4

PROJECT DESCRIPTION:
PROJECT CONSISTS OF A RELOCATION AND TENANT IMPROVEMENT
OF EXISTING RESTAURANT SPACE MOVING EXISTING DINING AREA
FROM SUITE 109 TO SUITE 103. KITCHEN, FOOD PREP AREA, AND
EQUIPMENT TO REMAIN AND PROTECTED IN PLACE.

Rubio Medina, Architect
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TEEN IMPROVEMENTS FOR
JERRY'S SANDWICH DELI
3845 CAMPUS DRIVE, SUITE 109
NEWPORT BEACH, CA
SHEET TITLE:
DEMOLITION FLOOR PLAN AND REVISED FLOOR PLAN

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