



**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 August 14, 2015

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**ZONING ADMINISTRATOR ACTIONS  
AUGUST 13, 2015**

- Item 1: Newport Dunes/Maserati Temporary Vehicle Storage Limited Term Permit No. XP2015-006 (PA2015-134)  
1131 Back Bay Drive
- Action: Approved by Resolution No. ZA2015-044 Council District 5
- Item 2: 423 Belvue Lane Parking Modification Permit No. MD2015-007 (PA2015-117)  
423 Belvue Lane
- Action: Approved by Resolution No. ZA2015-045 Council District 1
- Item 3: 3238 Clay Street Tentative Parcel Map No. NP2015-011 (PA2015-114)  
3238 Clay Street
- Action: Approved by Resolution No. ZA2015-046 Council District 2

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

- Item 1: Redstone Comprehensive Sign Program No. CS2015-010 (PA2015-076)  
4041 MacArthur Boulevard and 1300 Dove Street
- Action: Approved Council District 3
- Item 2: Westcliff Comprehensive Sign Program No. CS2015-006 (PA2015-118)  
1617 Westcliff Drive
- 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.

## RESOLUTION NO. ZA2015-044

### A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LIMITED TERM PERMIT NO. XP2015-006 FOR TEMPORARY VEHICLE STORAGE AT 1131 BACK BAY DRIVE (PA2015-134)

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

#### SECTION 1. STATEMENT OF FACTS.

1. On February 19, 2015, the Zoning Administrator approved Limited Term Permit No. XP2015-002 for temporary storage of a maximum of forty (40) vehicles in the Newport Dunes Resort and Marina for a period less than ninety (90) days.
2. On May 14, 2015, the Zoning Administrator approved Limited Term Permit No. XP2015-003 to allow the storage of vehicles to continue to June 30, 2015.
3. An application was filed by Newport Dunes Resort and Marina, with respect to property located at 1131 Back Bay Drive, and legally described as Record of Survey RS\_095\_39-43, requesting approval of a limited term permit to allow the temporary storage of vehicles to continue at a different location on the project site to December 30, 2015.
4. The subject property is located within the Newport Dunes Planned Community (PC 48) Zoning District and the General Plan Land Use Element category is Park and Recreation (PR).
5. The subject property is located within the coastal zone.
6. A public hearing was held on August 13, 2015, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

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

1. The project is categorically exempt under Section 15304, of the State CEQA (California Environmental Quality Act) Guidelines – Class 4 (Minor Alterations to Land).
2. Class 4 exempts minor temporary uses of land having negligible or no permanent effects on the environment, including temporary vehicle storage.

### SECTION 3. REQUIRED FINDINGS.

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

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 Guidelines under Class 4 (Minor Alterations to Land).*

Facts in Support of Finding:

1. Class 4 exempts minor temporary uses of land having negligible or no permanent effects on the environment, including temporary vehicle storage.

Finding:

- B. *The operation of the requested 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 temporary storage of vehicles has been reviewed and conditioned to preclude any detriment to the general welfare of the area.
2. The subject property has been used for temporary vehicle storage since late-December 2014, and there is no evidence that this use has been detrimental or hazardous to public convenience, health, or safety of persons residing or working in the neighborhood.

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 temporary storage of vehicles uses a maximum of forty (40) parking spaces in the marina/overflow parking area, which contains 654 parking spaces.
2. The temporary storage of vehicles in the marina/overflow parking area will not impact the 800-space beach day use parking area, which is required to provide a minimum 645 parking spaces for day use beach area users by the Settlement Agreement.



3. The temporary storage of vehicles using a small portion of a parking area that is used for the marina and overflow for events will not impact the public access and recreation components of the Newport Dunes Resort.
4. As conditioned, the applicant is required to maintain public access and parking in accordance with the Newport Dunes Settlement Agreement, including, but not limited to boat launch and trailer parking, wash down, beach and day use facilities, bike trail, human-powered launch, and camping.

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 maintains adequate access from Bayside Drive via a two (2) lane access drive.

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.*

Facts in Support of Finding:

1. The temporary storage of vehicles does not generate an excess of vehicular traffic or significantly impact the parking for patrons and guests of the Newport Dunes Resort and Marina.

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 stored vehicles will be removed no later than December 30, 2015.
2. The temporary vehicle storage is conditioned such that it will comply with all applicable provisions of the General Plan, Municipal Code, and other City regulations.
3. The subject lot is not located within a specific plan.

SECTION 4. DECISION.

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

1. The Zoning Administrator of the City of Newport Beach hereby approves Limited Term Permit No. XP2015-006, subject to the conditions set forth in "Exhibit A," which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen (14) days following the date this Resolution was adopted unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 (Planning and Zoning), of the Newport Beach Municipal Code.

**PASSED, APPROVED, AND ADOPTED THIS 13<sup>TH</sup> DAY OF AUGUST, 2015.**

By:



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Brenda Wisneski, AICP, Zoning Administrator

**EXHIBIT "A"**

## CONDITIONS OF APPROVAL

1. The temporary vehicle storage use shall conclude by December 30, 2015.
2. Vehicle storage shall be limited to the general area depicted on the site plan and house a maximum of forty (40) vehicles at any one time.
3. During the duration of this permit, the applicant shall maintain public access and parking in accordance with the terms of the Newport Dunes Settlement Agreement, including but not limited to, boat launch and trailer parking, wash down, beach and day use facilities, bike trail, human-powered launch, and camping.
4. Approval of the requested limited term permit is contingent upon compliance with applicable provisions of the Municipal Code and the successful granting of all required permits from any other department or governing agency.
5. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Newport Dunes/Maserati Temporary Vehicle Storage including, but not limited to, XP2015-006 (PA2015-134). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

## RESOLUTION NO. ZA2015-045

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MODIFICATION PERMIT NO. MD2015-007 FOR A 24-PERCENT ADDITION TO AN EXISTING NONCONFORMING SINGLE-UNIT RESIDENCE LOCATED AT 423 BELVUE LANE (PA2015-117)**

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

#### SECTION 1. STATEMENT OF FACTS.

1. An application was filed by John Morgan, with respect to property located at 423 Belvue Lane, and legally described as Lot 4, Tract 1090 requesting approval of a Modification Permit.
2. The applicant proposes a modification permit to allow an approximately 24-percent addition to an existing non-conforming single-family residence where the Zoning Code limits additions to 10 percent of the existing gross floor area when the required parking dimensions are not provided. The non-conforming garage currently provides 20 feet in width by 18 feet 10 inches in depth, where a minimum 20-foot by 20-foot dimension is required. The garage dimensions were in compliance with the Zoning Code when it was originally constructed.
3. The subject property is located within the Single-Unit Residential Detached Zoning District and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Single-Unit Residential Detached (RSD-C).
5. A public hearing was held on August 13, 2015, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

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

1. This project has been determined to be categorically exempt pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 1 (Existing Facilities) of the Guidelines for CEQA.
2. This exemption includes additions up to 10,000 square feet where public services and utilities are available and the area is not considered environmentally sensitive. The

proposed project is an 838-square-foot addition to an existing single-unit residence in a developed neighborhood and is not within an environmentally sensitive area.

### SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.050.E (Modification Permits – Required Findings) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

#### Finding:

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

#### Facts in Support of Finding:

1. The neighborhood is comprised of two- and three-story single-unit dwellings. The Modification Permit will allow expansion of the existing single-unit dwelling, which is compatible with other properties in the neighborhood.
2. The addition would increase the dwelling by 838 square feet, expanding the existing kitchen, adding two (2) new bedrooms with bathrooms on the second floor and creating a third floor bedroom with a bathroom. The proposed alterations will comply with all applicable development standards, including floor area, height, setbacks, and open volume and will not intensify or alter the existing nonconforming parking or roof height.
3. The proposed addition will result in a total floor area of approximately 4,298 square feet (including the 526-square-foot garage), which is substantially less than the maximum allowable floor area of 5,440 square feet for the property. The resulting dwelling will be similar in bulk and scale to others within the neighborhood.
4. The existing development on the property is a single-family dwelling. As such, there is no change to the density or intensity as a result of the proposed remodel and addition.

#### Finding:

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

#### Facts in Support of Finding:

1. The interior dimensions of the existing two-car garage were in compliance with the Zoning Code and were approved with the plan check for the building permit in 1998. However, as a result of amendments to the Zoning Code, the two-car garage is now substandard in size, and is therefore legal nonconforming.

2. The front of the property is about 2 feet higher than the alley at the rear and the transition in the height from the garage floor to the first floor of the dwelling is more than 3 feet. This transition required a retaining wall to be included in the original construction which would be costly and significantly increase the scope of the project to gain slightly over 1 foot of garage depth.
3. The granting of the Modification Permit is necessary to allow a reasonable addition to an existing dwelling that was constructed in compliance with garage standards in effect at the time of original construction, and that are adequate in width for the parking of two (2) vehicles.

Finding:

- C. *The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.*

Facts in Support of Finding:

1. The addition is mostly adding to the upper level and creating a third level. Increasing the depth of the garage to 20 feet would result in a practical difficulty by requiring significant structural alterations to the structure and a significant expansion in the scope of work to increase the depth of the garage by approximately 1 foot.
2. The existing garage provides two (2) useable garage spaces only slightly less than the required depth therefore fulfilling the intent of the Zoning Code by providing adequate parking on site. Approval of the Modification Permit allows the applicant to continue using the existing two-car garage, which has not proven detrimental to the occupants or neighbors of the dwelling.

Finding:

- D. *There are no alternatives to the modification permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.*

Facts in Support of Finding:

1. The alternative would require that the applicant bring the existing two-car garage into conformance by expanding the garage depth. Expanding the garage depth would require significant alterations to the structure well beyond the scope of the planned additions and alterations.
2. The other alternative is to reduce the size of the addition to not more than 10 percent of the existing floor area of the structure and comply with the requirements of the Zoning Code. Given the proposal is to add rooms and to add a new third floor area, a

redesign to reduce the size of the addition will significantly impact the intent of the project and not meet the objectives of the applicant.

Finding:

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

Facts in Support of Finding:

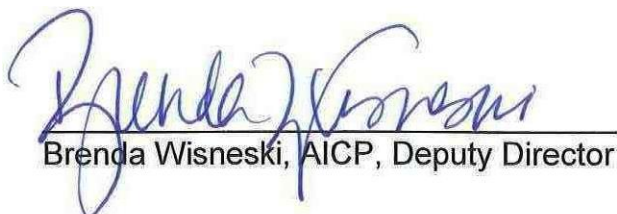
1. The proposed one-story addition would maintain all required setbacks and will provide adequate protection for light, air, and privacy. The addition will not preclude access to the dwelling and will be consistent in scale with other dwellings in the neighborhood.
2. The existing nonconforming garage has not proven to be detrimental to the occupants of the property, nearby properties, neighborhood, or City and is adequate in width to park two (2) vehicles.
3. The approval of this Modification Permit is conditioned such that the applicant is required to obtain all necessary permits in accordance with the Building Code and other applicable Codes.

SECTION 4. DECISION.

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

1. The Zoning Administrator of the City of Newport Beach hereby approves Modification Permit No. MD2015-007, subject to the conditions set forth in "Exhibit A," which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen (14) days following the date this Resolution was adopted unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 (Planning and Zoning), of the Newport Beach Municipal Code.

**PASSED, APPROVED, AND ADOPTED THIS 13<sup>th</sup> DAY OF AUGUST, 2015.**

  
Brenda Wisneski, AICP, Deputy Director

**EXHIBIT "A"****CONDITIONS OF APPROVAL****PLANNING**

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. Each parking space within the garage shall be permanently available and maintained for parking purposes. The interior dimensions (20 feet wide by 18-feet 10-inches deep) shall be kept clear of obstructions including cabinets, shelving, or similar that may impact the ability to adequately park two (2) vehicles.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
4. A copy of the Resolution, including conditions of approval (Exhibit "A") shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
5. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department, including for the existing improvements that were constructed without the benefit of building permits. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements.
6. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
7. This approval shall expire and become void unless exercised within twenty-four (24) months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code.
8. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Boehler Residence Modification including, but not limited to, MD2015-007 (PA2015-117). 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.

**PUBLIC WORKS**

9. All encroachments within the Belvue Lane right-of-way shall comply with City Council Policy L-6. All non-compliant encroachments shall be removed and the applicant shall obtain an encroachment permit and encroachment agreement for all remaining compliant encroachments.

## RESOLUTION NO. ZA2015-046

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING TENTATIVE PARCEL MAP NO. NP2015-011 FOR TWO-UNIT CONDOMINIUM PURPOSES AT 3238 CLAY STREET (PA2015-114)**

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

#### SECTION 1. STATEMENT OF FACTS.

1. An application was filed by James Cefalia, with respect to property located at 3238 Clay Street, and legally described as Lot 7 Block 2 in Tract 00027 requesting approval of a tentative parcel map.
2. The applicant proposes a Tentative Parcel Map application for two-unit condominium purposes. No waiver of Title 19 (Subdivisions) development standards are proposed with this application. An existing single-family dwelling was demolished and a new duplex is under construction. The Tentative Parcel Map would allow each unit to be sold individually.
3. The subject property is located within the Two-Unit Residential (R-2) Zoning District and the General Plan Land Use Element category is Two-Unit Residential (RT).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on August 13, 2015 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

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

1. This project has been determined to be categorically exempt pursuant to the State CEQA (California Environmental Quality Act) Guidelines under Class 15 (Minor Land Divisions).
2. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four (4) or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

### SECTION 3. REQUIRED FINDINGS.

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

Finding:

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

Facts in Support of Finding:

1. The Tentative Parcel Map is for two-unit residential condominium purposes. An existing single-family dwelling has been demolished and a two-unit dwelling is currently under construction. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the current General Plan Land Use Designation "Two-Unit Residential."
2. The subject property is not located within a specific plan area.
3. The project has been conditioned to require public improvements, including the reconstruction of sidewalks, curbs, and gutters along Clay Street, consistent with the Subdivision Code (Title 19).
4. The project has also been conditioned to reconstruct broken and damaged concrete alley panels.

Finding:

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

Facts in Support of Finding:

1. The lot is physically suitable for a two-unit development because it is regular in shape.
2. The subject property is accessible from Clay Street and the alley at the rear, and is adequately served by existing utilities.

Finding:

*C. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision making body may nevertheless approve such a subdivision if an environmental impact report was prepared*

*for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

Facts in Support of Finding:

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

Finding:

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

Facts in Support of Finding:

1. The Tentative Parcel Map is for residential condominium purposes. All improvements associated with the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 (General Improvement Requirements) of the Municipal Code and Section 66411 (Local Agencies to Regulate and Control Design of Subdivisions) of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

Finding:

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

Facts in Support of Finding:

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

Finding:

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

Facts in Support of Finding:

1. The property is not subject to the Williamson Act because the subject property is not designated as an agricultural preserve and is less than 100 acres in area.
2. The site, developed for residential use, lies in a Zoning District that permits residential uses.

Finding:

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

Facts in Support of Finding:

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

Finding:

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

Facts in Support of Finding:

1. The Tentative Parcel Map and any future improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach

Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

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

Facts in Support of Finding:

1. The proposed two-unit dwelling is consistent with the R-2 Zoning District which allows two residential units on the property. Therefore, the Tentative Parcel Map for condominium purposes will not affect the City in meeting its regional housing need.

Finding:

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

Facts in Support of Finding:

1. The new two-unit dwelling will be designed so that wastewater discharge into the existing sewer system complies with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

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

Facts in Support of Finding:

1. The subject property is not within the Coastal Zone.

**SECTION 4. DECISION.**

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

1. The Zoning Administrator of the City of Newport Beach hereby approves Tentative Parcel Map No. NP2015-011, subject to the conditions set forth in "Exhibit A," which is attached hereto and incorporated by reference.

2. This action shall become final and effective ten (10) days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.

**PASSED, APPROVED, AND ADOPTED THIS 13<sup>th</sup> DAY OF AUGUST, 2015.**



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Brenda Wisneski, AICP, Zoning Administrator

**EXHIBIT "A"**

## CONDITIONS OF APPROVAL

**PLANNING**

1. A Parcel Map shall be recorded. The Map shall be prepared on the California Coordinate System (NAD88). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach, a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
2. Prior to recordation of the Parcel Map, the surveyor/engineer preparing the Map shall tie the boundary of the Map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set on each lot corner, unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
4. An encroachment permit is required for all work activities within the public right-of-way.
5. All improvements shall be constructed as required by Ordinance and the Public Works Department.
6. All drainage facilities in the public right-of-way, including any curb drains along the Clay Street frontage shall comply with the City's on-site non-storm runoff retention requirements.
7. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.
8. The applicant shall install new concrete curb, gutter, along the Clay Street frontage and the location of the sidewalk, curb and gutter shall match adjacent property to the south alley panels within the alley frontage.
9. Reconstruct the existing broken and/or otherwise damaged concrete alley panels within the alley frontage parallel to Clay Street.



10. Clay Street is part of the City's Moratorium List. Work performed on said roadways will require additional surfacing requirements. See City Standard 105-L-F.
11. Install new drought tolerant and/or California native plants throughout the Clay Street parkway fronting the development site.
12. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L and Municipal Code 20.30.130.
13. All existing overhead utilities services to the property shall be undergrounded.
14. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way may be required at the discretion of the Public Works Inspector.
15. No above ground improvements shall be installed within the 5-foot alley setback.
16. All on-site drainage shall comply with the latest City water quality requirements.
17. All unused water services to be abandoned shall be capped at the main (corporation stop) and all unused sewer laterals to be abandoned shall be capped at property line. If the sewer lateral to be abandoned has an existing cleanout, abandonment shall include removal of the cleanout riser, the 4TT box and the wye. Sewer lateral shall then be capped where the wye used to be.
18. Each unit shall be served by its individual water meter and sewer lateral and cleanout. Each water meter and sewer cleanout shall be installed with a traffic grade box and cover. The water meter and sewer cleanout shall be located within the public-right-of way.
19. Prior to recordation of the Parcel Map, a park fee shall be paid for one (1) unit.
20. Subsequent to the recordation of the Parcel Map, the applicant shall apply for a building permit for a description change of the subject project development from "duplex" to "condominium." **The development will not be condominiums until this permit is finalized.** The building permit for the new construction shall not be finalized until after recordation of the Parcel Map.
21. This approval shall expire and become void unless exercised within twenty-four (24) months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code.
22. 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 404 Heliotrope Tentative Parcel Map, including, but not limited to, NP2015-011 (PA2015-114). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.



## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

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

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

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

## **ZONING ADMINISTRATOR ACTION LETTER**

**Application No.**            **Comprehensive Sign Program No. CS2015-010 (PA2015-076)**

**Applicant**                 **TFN Architectural Signage**

**Site Address**             **4041 MacArthur Boulevard and 1300 Dove Street**  
**Redstone Comprehensive Sign Program**

**Legal Description**      **Parcel 2 of Resub 0458**

On **August 14, 2015**, the Zoning Administrator approved a comprehensive sign program for two (2) office buildings on the corner of Dove Street, MacArthur Boulevard and Newport Place Drive, which are located on a single lot within the Newport Place Planned Community. The program includes project identification signs, primary and secondary frontage wall signs, and ground signs. The intent of this program is to allow signage for multiple tenants and for additional wall signs.

A comprehensive sign program is required for the following circumstances:

1. Whenever three (3) or more separate tenant spaces are proposed or created on the same lot; and
2. Whenever a structure has more than 300 linear feet of frontage on a public street.

The subject property is located within the Newport Place Planned Community (PC-11) Professional and Business Office Site 4 Zoning District and the General Plan Land Use Element category is Mixed-Use Horizontal (MU-H2). The property is not located in the Coastal Zone.

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

### **FINDINGS**

#### **Finding**

- A. *The project is categorically exempt from environmental review pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 11 (Accessory Structures).*

### Facts in Support of Finding

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

In accordance with Section 20.42.120 (Comprehensive Sign Program) of the Newport Beach Municipal Code, the following standards and facts in support of such standards are set forth:

### Standard

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

### Facts in Support of Standard

1. The proposed Comprehensive Sign Program complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards) and PC-11 signage regulations because it provides multi-tenant office buildings with adequate identification while guarding against an excessive proliferation of signage. It preserves and enhances community appearance by regulating the type, size, location, quantity, and illumination of signs. Through said regulations, the Comprehensive Sign Program will help to enhance the safety of motorists and pedestrians by minimizing the distraction of signs, as well as to protect the life, health, property, and general welfare of City residents and visitors.
2. The purpose of a comprehensive sign program is to integrate all of a project's signs. A comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs in order to provide incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of the Municipal Code, including Chapter 20.42 and PC-11. This approval integrates all of the signs for the subject property while meeting the purpose and intent of Chapter 20.42 and PC-11.
3. The Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines Manual because the proposed signs are designed to be compatible with the building design in terms of scale, size, and materials. As proposed, signs are designed to effectively communicate a commercial message without creating sign clutter through the use of legible text that contrasts with the background. The location and size of the signs do not dominate, but rather are consistent with the proportions of the façade on which they are located.

4. The proposed primary and secondary signage will provide for building and tenant identification located on elevations where the architectural design of the building suggests placement of a sign. All proposed signs will employ a consistent sign pattern in location and are designed to fit with the overall scale of the buildings and their relationship to Dove Street, MacArthur Boulevard and Newport Place Drive.

#### Standard

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

#### Facts in Support of Standard

1. The site is large in scale similar to the other large business office properties in the immediate area. The number and location of signs will not contribute to an overabundance of signage that will have a detrimental effect on the neighborhood.
2. All of the signs within the Comprehensive Sign Program meet the size requirements provided by PC-11 for this office area.
3. PC-11 restricts the signs to display a single entity and a maximum of two (2) facades. Additional signs for the multiple-tenants with multiple facades are required in order to provide adequate identification for such a large property that includes three (3) major street frontages (Dove Street, MacArthur Boulevard and Newport Place Drive), two (2) multi-story office buildings, and a parking structure. A sign program in this area is common for this purpose.
4. Proposed signs will not obstruct public views from adjacent roadways because there are no public views through or across the subject property.
5. Proposed signs will not interfere with sight distance from any street, driveway, or parking area. The freestanding signs are existing permitted signs that have been reviewed by the City Traffic Engineer.
6. All proposed signage will integrate well with the character and architectural style of the building by maintaining consistency in location, sign height, and materials across each street frontage.

#### Standard

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

#### Facts in Support of Standard

1. The proposed Comprehensive Sign Program addresses all project signage. Temporary and exempt signs not specifically addressed in the sign program shall be regulated by the provisions of PC-11 and Zoning Code Chapter 20.42 (Sign Standards). The Comprehensive Sign Program allows for prospective tenant signs in the future but still within allowances of the Sign Code per this Sign Program.

#### Standard

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

#### Facts in Support of Standard

1. The Comprehensive Sign Program has been designed to be effective for the 1300 Dove Street and 4041 MacArthur office buildings and tenants by providing signage opportunities for multiple tenants.
2. The Comprehensive Sign Program establishes allowed type, number, location, and area of signage with flexibility to accommodate any future tenants.
3. It is not anticipated that future revisions to the Comprehensive Sign Program will be necessary to accommodate changes in tenants or uses. However, the Community Development Director may approve minor revisions to the Comprehensive Sign Program if the intent of the original approval is not affected.

#### Standard

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

#### Facts in Support of Standard

1. The Comprehensive Sign Program allows for deviations with regard to the number and location of the wall signs throughout the office site. The approval conforms to all other standards of PC-11, including the height and size requirements. The approval also enhances the overall development by integrating all of the project's signs with the overall site and structure design into a unified architectural statement.
2. There is a reasonable need for the number and location of the wall signs at the subject site to provide adequate identification of the building and to direct vehicular traffic.

3. The deviation from required sign location and the number of wall signs will allow for signage placement that fits well with the architectural background on which it is proposed.

Standard

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

Facts in Support of Standard

1. The Comprehensive Sign program does not authorize the use of prohibited signs as per Chapter 20.42 or PC-11.

Standard

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

Facts in Support of Standard

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

**CONDITIONS**

All proposed signs shall be in substantial conformance with the approved plans, Comprehensive Sign Program Matrix Table, and provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code, unless otherwise indicated in the following conditions:

1. Anything not specifically approved by this Comprehensive Sign Program is prohibited.
2. A building permit shall be obtained prior to commencement of installation of the signs.
3. A copy of this letter shall be incorporated into the plan check sets of plans prior to issuance of building or sign permits.
4. Signs shall be maintained in a clean and orderly condition.
5. The sign area shall be measured by two (2) perpendicular sets of parallel lines that surround the proposed sign copy area.

6. Signs that are permitted to be illuminated as provided in the sign matrix shall be regulated in accordance with the provisions of Section 20.42.070 of the Newport Beach Municipal Code. If, in the opinion of the Community Development Director, existing illumination creates an unacceptable negative impact on surrounding land uses or sensitive habitat areas, the Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
7. All work performed near or within the public right-of-way shall be reviewed and approved by the Public Works Department or Caltrans under an encroachment permit/agreement, if required.
8. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Division, so long as the sign size, copy configuration, and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of signs shall be exercised as necessary. Revisions that would substantially deviate from the original approval shall require approval of a new/revised comprehensive sign program by the Zoning Administrator.
9. The Zoning Administrator may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.
10. This approval shall expire and become void unless exercised within twenty-four (24) months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning), of the Newport Beach Municipal Code.
11. 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 4041 MacArthur Boulevard and 1300 Dove Street Redstone Comprehensive Sign Program including, but not limited to, Comprehensive Sign Program No. CS2015-010 (PA2015-076). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to



the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

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

On behalf of Brenda Wisneski, AICP, Zoning Administrator

By:



Melinda Whelan  
Assistant Planner

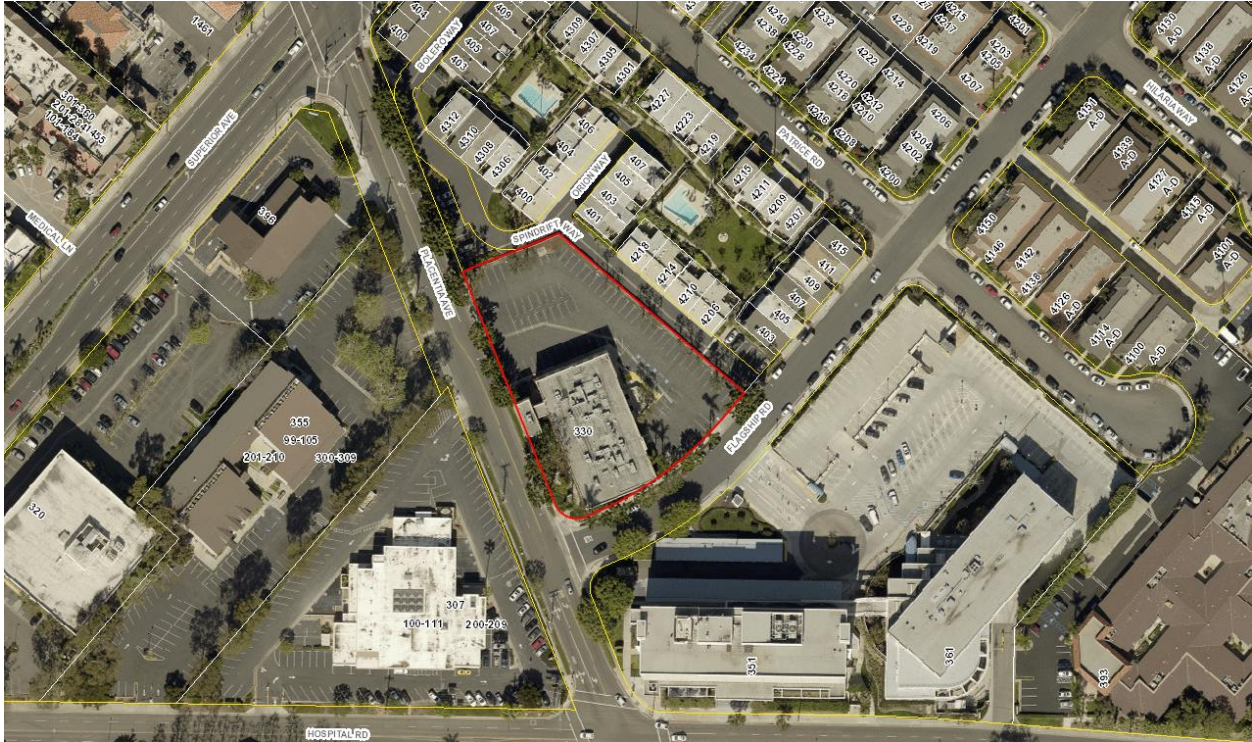
GR/msw

Attachments: CD 1 Vicinity Map  
CD 2 Sign Program Matrix  
CD 3 Project Plans

# **Attachment No. CD 1**

Vicinity Map

## VICINITY MAP



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Comprehensive Sign Program No. CS2015-010  
PA2015-076

**4041 MacArthur Boulevard and 1300 Dove Street**

# **Attachment No. CD 2**

Sign Program Matrix

## 4041 MacArthur and 1300 Dove Street Redstone Comprehensive Sign Program Matrix CS2015-00 (PA2)

Sign Type	4041 MacArthur Boulevard	1300 Dove Street
Freestanding Signs	<p><b>ST-1:</b>  <b>Number:</b> One (1)  <b>Type:</b> Building monument with property ID, street address and tenant names  <b>Size:</b> Maximum height is 4 feet from grade  <b>Location:</b> Corner of MacArthur Blvd. and Newport Place Dr. approved by City Traffic Engineer</p>	<p><b>ST-2:</b>  <b>Number:</b> Two (2)  <b>Type:</b> Building monument sign with property ID, street address and tenant names  <b>Size:</b> Maximum height is 4 feet from grade  <b>Location:</b> At entries on Newport Place Dr. and Dove St. approved by City Traffic Engineer</p>
Building Address Monuments	<p><b>ST-3:</b>  <b>Number:</b> One (1)  <b>Type:</b> Building address  <b>Size:</b> Maximum height is 4 feet from grade  <b>Location:</b> Internal in parking lot</p>	<p><b>ST-3:</b>  <b>Number:</b> One (1)  <b>Type:</b> Building Address  <b>Size:</b> Maximum height is 4 feet from grade  <b>Location:</b> Internal in parking lot</p>
Window Signage	<p>Not to exceed 20 percent of the window area. May be used in conjunction with "Tenant Sign" below, but shall be counted toward maximum allowable sign area.</p> <p>Limited to upper and lower 12 inches of window area only.</p>	<p>Not to exceed 20 percent of the window area. May be used in conjunction with "Tenant Sign" below, but shall be counted toward maximum allowable sign area.</p> <p>Limited to upper and lower 12 inches of window area only.</p>
Tenant Sign	<p><b>ST-4:</b>  <b>Number:</b> Two (2)  <b>Type:</b> Two separate tenant wall signs  <b>Size:</b> 200 square feet maximum with 36-inch maximum letter and logo height.  <b>Location:</b> On face of building facing primary frontage on MacArthur Blvd. and on face of building facing secondary frontage on Newport Place Dr.</p>	<p><b>ST-4:</b>  <b>Number:</b> Two (2)  <b>Type:</b> Two separate tenant wall signs  <b>Size:</b> 200 square feet maximum with 36-inch maximum letter and logo height.  <b>Location:</b> On face of building facing primary frontage on Dove St. and on face of building facing secondary frontage on Newport Place Dr.</p>
Skyline Tenant Wall Sign	<p><b>ST-5:</b>  <b>Number:</b> One (1)  <b>Type:</b> Wall sign  <b>Size:</b> 200 square feet maximum with 36-inch maximum letter and logo height.  <b>Location:</b> On wall of building below roof parapet adjacent MacArthur Blvd.</p>	N/A

1. Signs are permitted to be illuminated per Section 20.42.070 of the Zoning Code

# **Attachment No. CD 3**

Project Plans

# REDSTONE TENANT SIGNAGE SIGN PROGRAM

1300 DOVE ST/ 4041 MACARTHUR BLVD  
NEWPORT BEACH, CA 92660

**TFN** ARCHITECTURAL SIGNAGE

3411 LAKE CENTER DRIVE, SANTA ANA, CA 92704 P 714.556.0990 F 714.850.4888

JOB NUMBER:  
**514188**

DATE:  
**04-15-15**

SHEET NAME:  
**COVER**

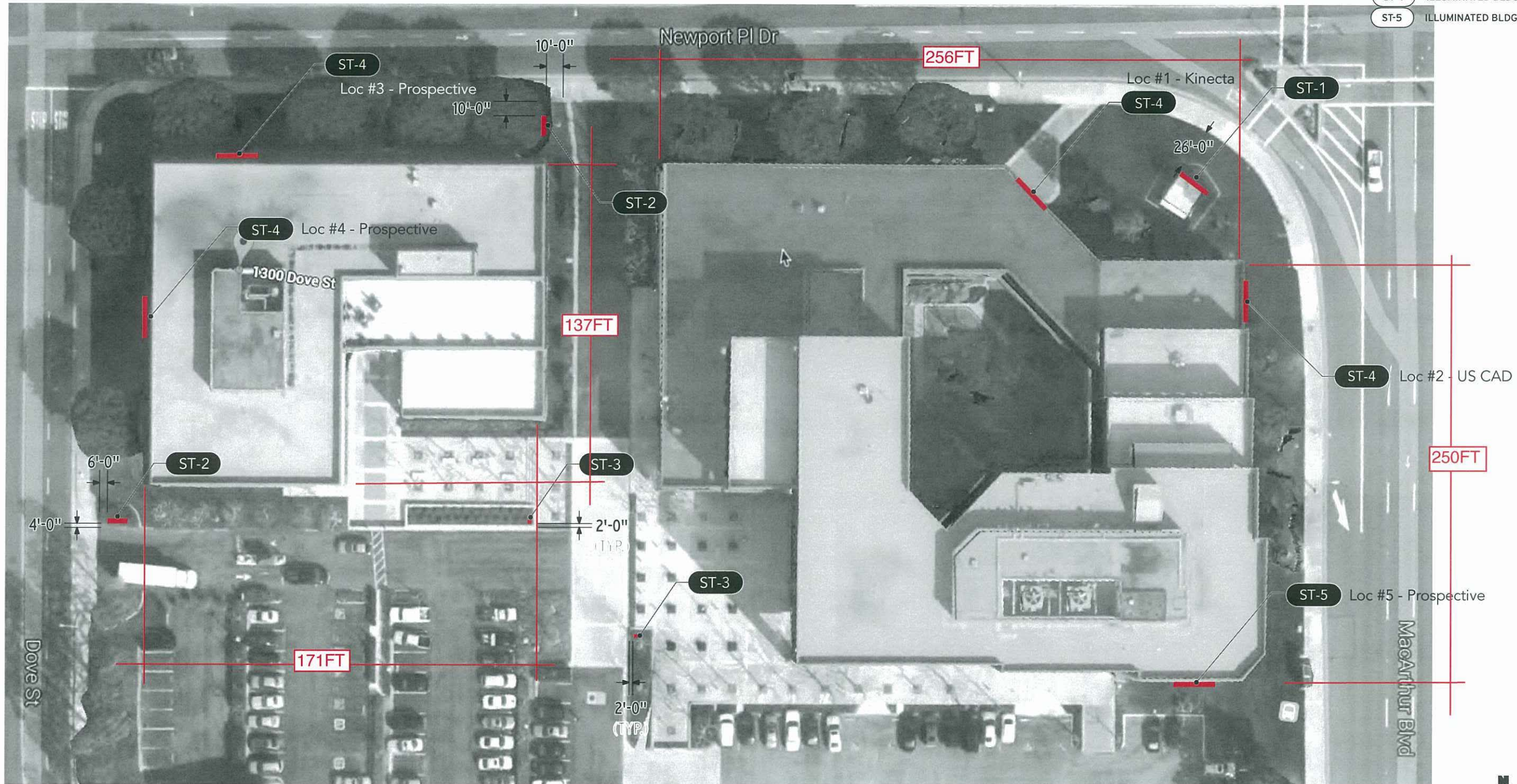


1300 Dove / 4041 MacArthur Blvd							
Comprehensive Sign Program							
Primary Frontage:	Newport Pl - 540ft		Secondary Frontage:	MacArthur Blvd - 500ft		Tertiary Frontage:	Dove St - 500ft
Sign Type	Description	Quantity	Dimensions	Max Sign Area	Materials &	Illumination	Location(s)
ST-1	Building monument sign with property identification, street address and tenant names	1	19'-3/8" x 3'-11-7/8" x 2'-5"	57.2sqft	Smooth, durable, non-weathering sign cabinet manufactured from non-ferrous materials.	None	At corner of primary & secondary frontage.
ST-2	Building monument sign with property identification, street address and tenant names	2	9' x 3'-11-3/4" x 2'-4-5/8"	25sqft	Smooth, durable, non-weathering sign cabinet manufactured from non-ferrous materials.	None	One on primary frontage at entry to parking lot. One on tertiary frontage at entry to parking lot.
ST-3	Building address monument	2	1'-9-1/4" x 3'-11-7/8" x 1'-7-3/8"	7sqft	Smooth, durable, non-weathering sign cabinet manufactured from non-ferrous materials.	None	Located in parking lot (internal, not on any frontage).
ST-4	Tenant ID wall sign	4	15'-8-1/2" x 3'-9-1/2" x 3"	58sqft	Smooth, durable, non-weathering dimensional numerals manufactured from non-ferrous materials.	Internal	1300 Dove: On Face of building, between the 1st & second floors, facing Primary frontage. 1300 Dove: On Face of building, between the 1st & second floors, facing Tertiary frontage. 4041 MacArthur: On Face of building, between the 1st & second floors, facing Primary frontage. 4041 MacArthur: On Face of building, between the 1st & second floors, facing Secondary frontage.
ST-5	Skyline tenant ID wall sign	1	20'-4" x 5' x 3"	102sqft	Smooth, durable, non-weathering dimensional letters and logo manufactured from non-ferrous materials.	Internal	4041 MacArthur: On wall of building facing Primary frontage.

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



SIGNTYPE KEY		# OF LOCATIONS
ST-1	PROJECT I.D. & TENANT LISTING	1
ST-2	PROJECT I.D. PARKING ENTRY	2
ST-3	BUILDING ADDRESS	2
ST-4	ILLUMINATED BLDG. TENANT SIGNS	4
ST-5	ILLUMINATED BLDG. TENANT SIGNS	1



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






**TFN ARCHITECTURAL SIGNAGE**  
3411 LAKE CENTER DRIVE, SANTA ANA, CA 92704 P 714.556.0990 F 714.850.4888

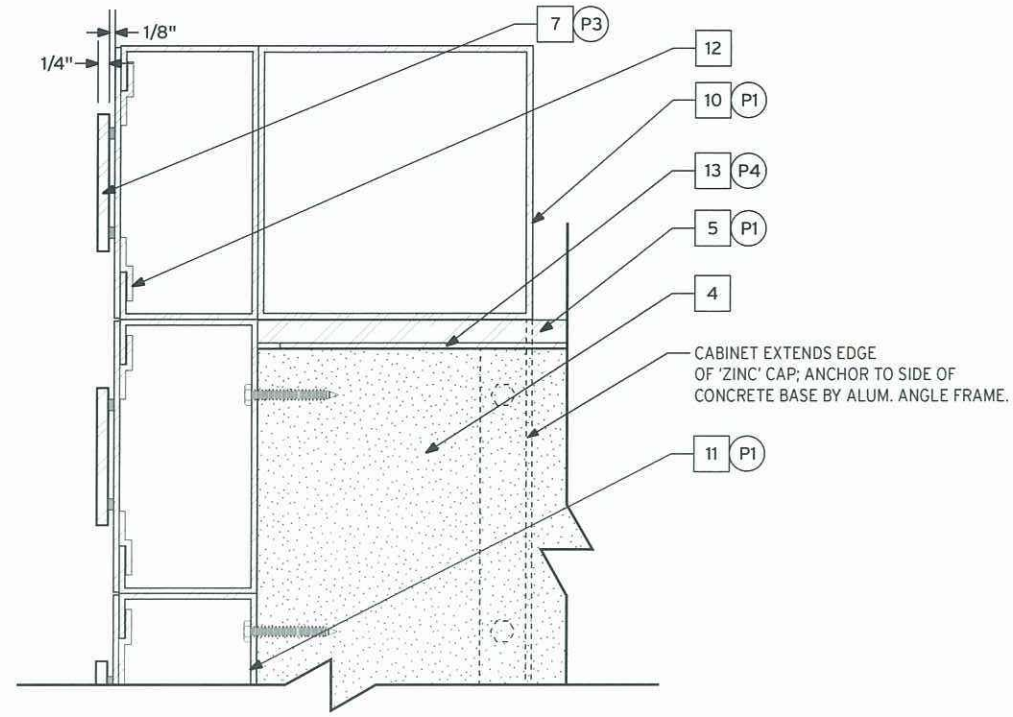
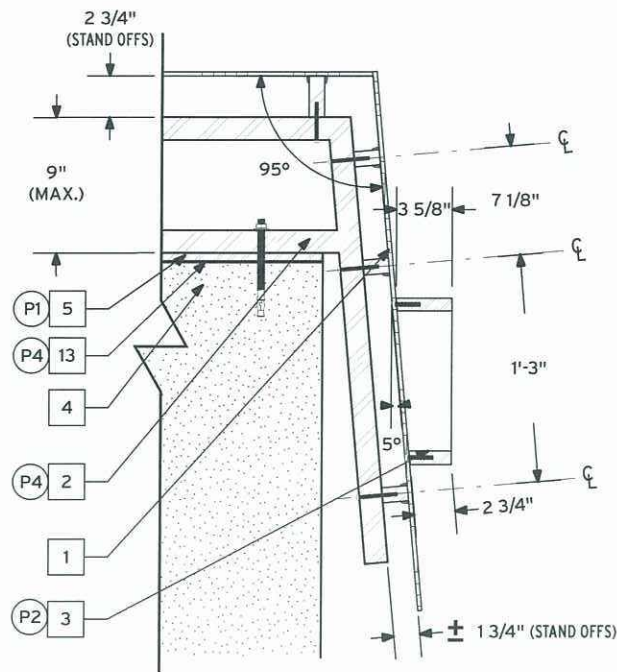
THE DATA IN THIS DOCUMENT MAY INCORPORATE PROPRIETARY RIGHTS OF THE CLIENT. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN CONSENT OF THE CLIENT. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB SITE AND NOTIFY THE PROJECT ENGINEER OF ANY VARIATIONS FROM THE DIMENSIONS SHOWN ON THESE DRAWINGS BEFORE PROCEEDING WITH ANY CONSTRUCTION. WRITTEN DIMENSIONS TO SET PRECEDENCE OVER SCALED DRAWINGS.

PROJECT NAME: <b>REDSTONE SITE SIGNAGE</b>	SHEET TITLE: <b>SITE PLAN</b>	DRAWN BY: <b>KEN SORIANO-CLARK</b>	REVISIONS: △ Name: _____ Date: _____ △ Name: _____ Date: _____ △ Name: _____ Date: _____ △ Name: _____ Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved As Noted <input type="checkbox"/> Revise & Resubmit APPROVED BY: _____ SHEET NUMBER: <b>RSM-SITE</b>
PROJECT LOCATION: <b>NEWPORT BEACH, CA</b>	JOB NUMBER: <b>514188</b>	START DATE: <b>4-15-15</b>		



**COLOR SCHEDULE**

COLOR NAME	MATERIAL	FINISH	COLOR TO MATCH	NOTES
<b>P1</b> 	BRUSHED GREY	PAINT	SATIN (TEXTURED)	JARDEN ZINC GLACIER GREY MATTHEWS CUSTOM PAINT
<b>P2</b> 	INERTE GREY	PAINT	SATIN	MATTHEWS MP03849 MATTHEWS CUSTOM PAINT
<b>P3</b> 	GARBO SILVER	PAINT	SATIN	MATTHEWS MP02650
<b>P4</b> 	BLACK	PAINT	MATTE	MATTHEWS MP30182 NEW LOW V.O.C. #SV929
<b>M1</b> 	TIFFANY GREEN	-	PATINA	TBD COPPER PATINA

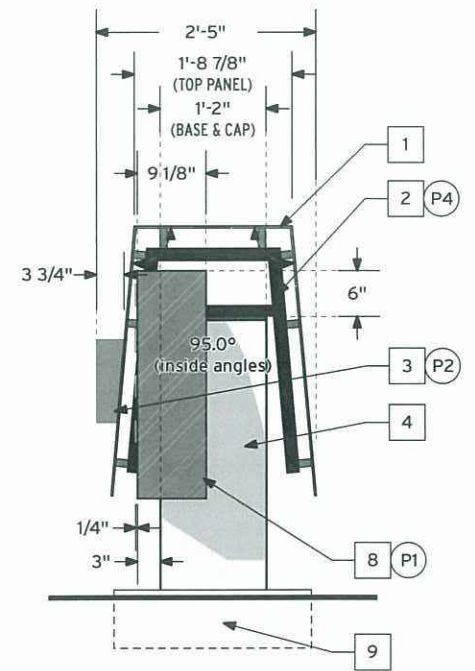
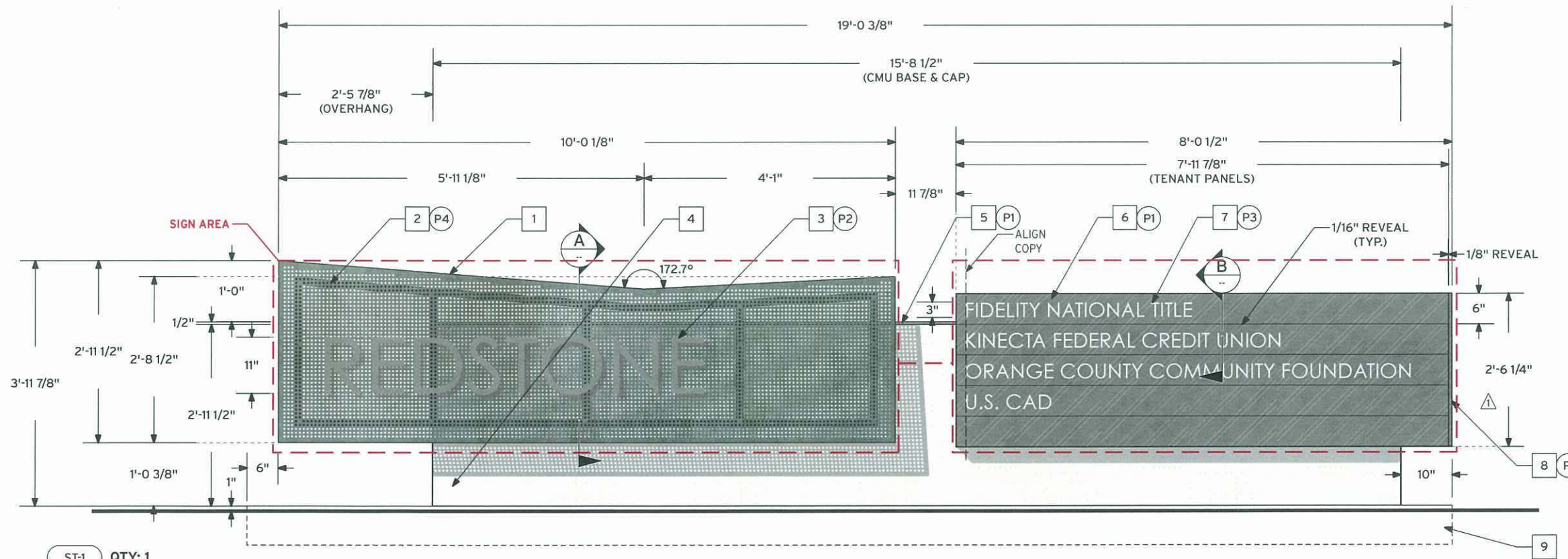


**NOTES AND SPECIFICATIONS**

- 1 3/16" THK. PERFORATED SHROUD W/ COPPER PATINA FINISH.
- 2 1 1/2" X 1 1/2" X 1/8" WALL PAINTED ALUM. SQ. TUBE; MECHANICALLY FASTED TO 1" DIA. STANDOFF SUPPORTS, WELDED TO SHROUD.
- 3 1/8" THK. FABRICATED PAINTED ALUM. CHANNEL LETTERS; MECHANICALLY FASTEN TO PERFORATED SHROUD USING #8 S.STL. RECESSED FLAT-HEAD BOLTS, THRU BACK.
- 4 CONCRETE BASE; VERTICAL CORNERS CHAMFERED W/ TOP EDGE BULLNOSED.
- 5 1/2" THK. PAINTED ALUM. CAP W/ BRUSHED ZINC FINISH.
- 6 1/8" THK. FABRICATED PAINTED ALUM. TENANT DISPLAY CABINET W/ REMOVEABLE PANELS.
- 7 1/4" THK. F.C.O. PAINTED ALUM. TENANT LETTERS, PIN-MOUNTED 1/8" TO TENANT PANELS USING 1/8" SPACERS (PAINT TO MATCH TENANT PANEL COLOR) & #6 S.STL. BOLTS, AS REQ'D.
- 8 1/2" THK. PAINTED ALUM. TENANT CABINET RETURN/SIDE COVER.
- 9 CONCRETE FOOTING W/ 1" HIGH MOWSTRIP, AS REQ'D.
- 10 6" X 6" X 1/8" WALL PAINTED ALUM. SQ. TUBE W/ OPEN END CAPPED; WELDED TO ALUM. RECT. TUBE.
- 11 6" X 3" X 1/8" WALL PAINTED ALUM. RECT. TUBE W/ END CAPPED & ROUTED OPENING FOR REMOVABLE TENANT PANEL.
- 12 1/8" WALL ALUM. Z-BAR WELDED TO BACK OF ALUM. TENANT PANEL.
- 13 1/8" THK. PAINTED ALUM. SPACER PANEL, TO PROVIDE 1/8" HIGH REVEAL BETWEEN CONCRETE BASE & ALUM. CAP; UNDERSIZED 3/4" IN ON ALL SIDES FROM EDGE OF BASE.

**A COPY & SHROUD STANDOFFS - DETAIL**  
SCALE: 1" = 1'-0"

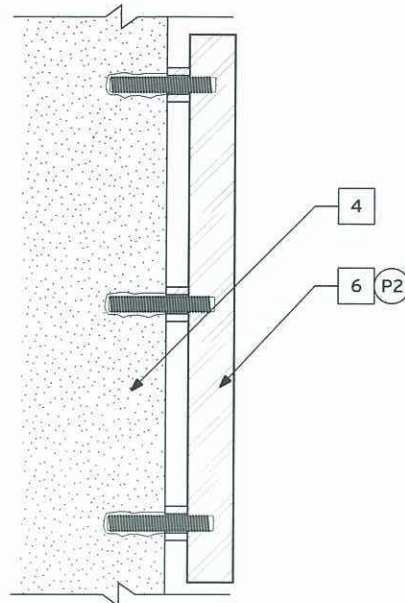
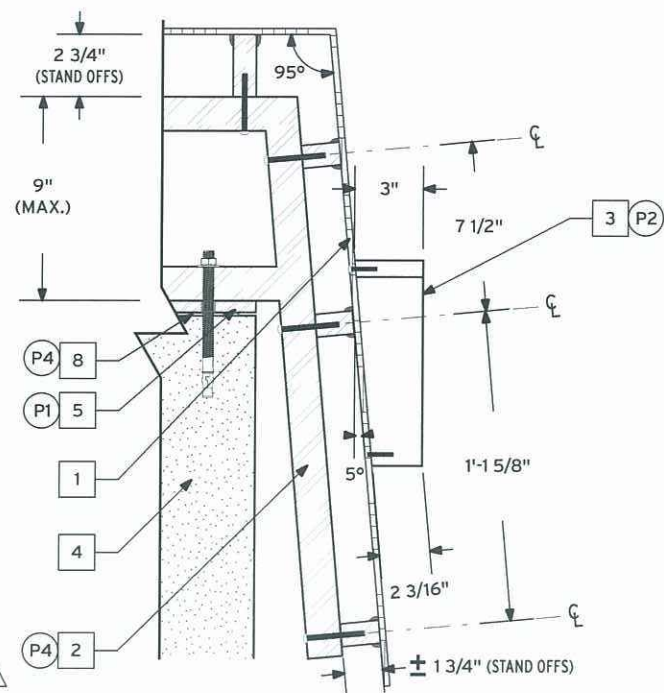
**B CABINET DETAIL - REMOVEABLE TENANT PANELS**  
SCALE: 3" = 1'-0"



**1 ELEVATION - SIDE A : 57.2 SQ. FT. (VISIBLE SIGN AREA)**  
SCALE: 1/2" = 1'-0"

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



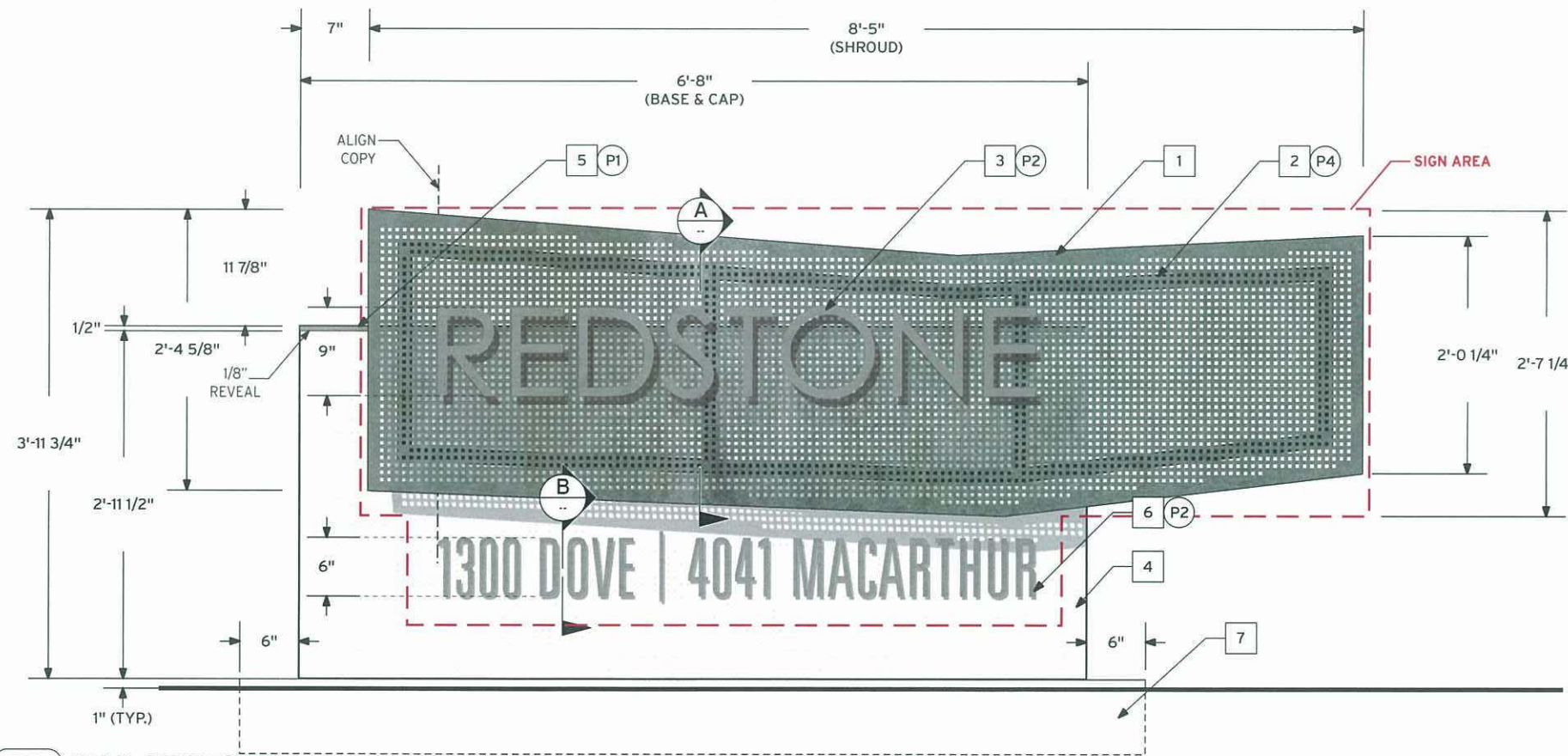


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- 5 1/2" THK. PAINTED ALUM. CAP W/ BRUSHED ZINC FINISH; W/ 1/8" THK. PAINTED ALUM. SPACER PANEL, TO PROVIDE 1/8" HIGH REVEAL BETWEEN CONCRETE BASE & ALUM. CAP; UNDERSIZED 1/2" FROM EDGE OF BASE.
- 6 3/4" THK. F.C.O. PAINTED ALUM. ADDRESS LETTERS, PIN-MOUNTED TO CMU BASE USING 1/4" SPACERS W/ #10 S.STL. BLIND ANCHORS & EPOXY, AS REQ'D.
- 7 CONCRETE FOOTING W/ 1" HIGH MOWSTRIP, AS REQ'D.
- 8 1/8" THK. PAINTED ALUM. SPACER PANEL, TO PROVIDE 1/8" HIGH REVEAL BETWEEN CONCRETE BASE & ALUM. CAP; UNDERSIZED 3/4" IN ON ALL SIDES FROM EDGE OF BASE.

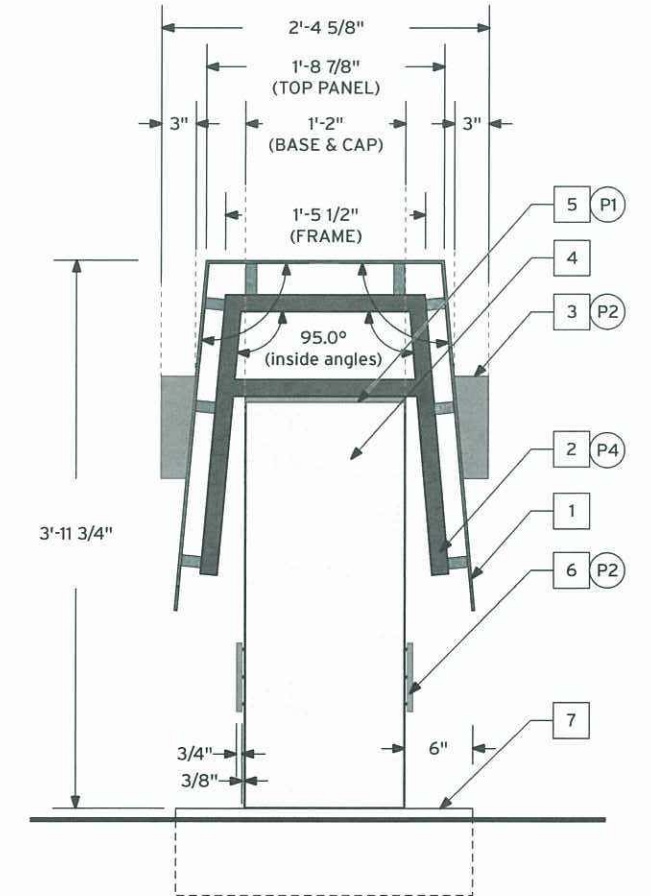
**A** COPY & SHROUD STANDOFFS - DETAIL  
SCALE: 1 1/2" = 1'-0"

**B** ADDRESS LETTERS - DETAIL  
SCALE: 3" = 1'-0"



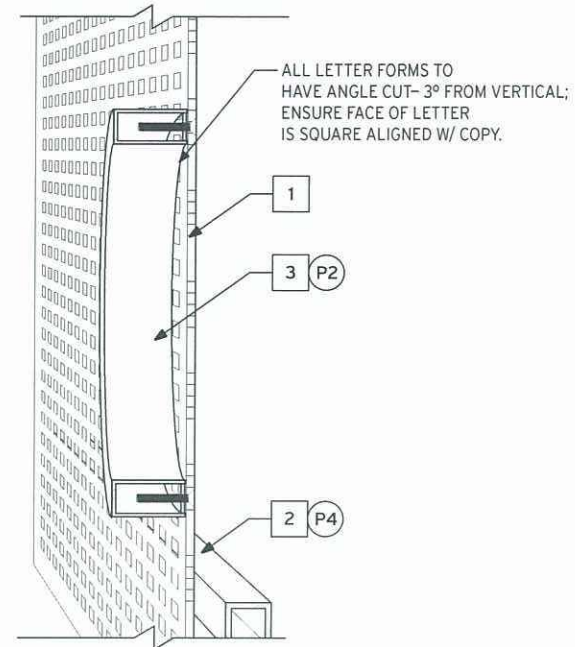
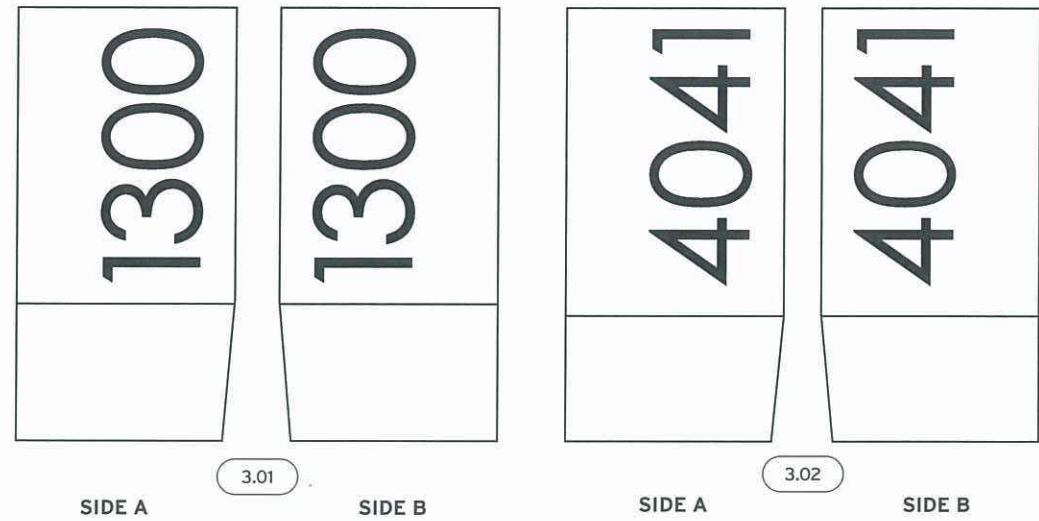
ST-2 QTY: 2 - DOUBLE SIDED

**1** ELEVATION - SIDE A : 25.0 SQ. FT. (APPROX. SIGN AREA)  
SCALE: 3/4" = 1'-0"



**2** STREET SIDE VIEW  
SCALE: 3/4" = 1'-0"

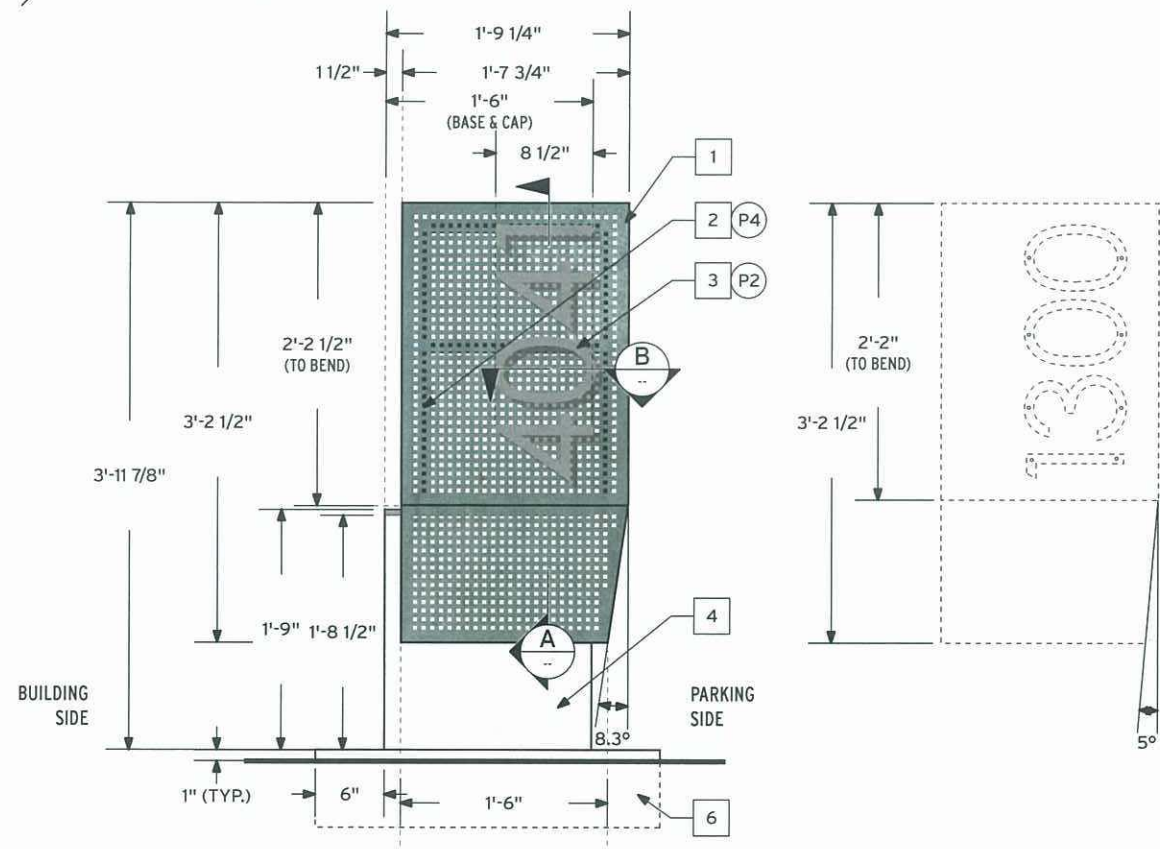




**NOTES AND SPECIFICATIONS**

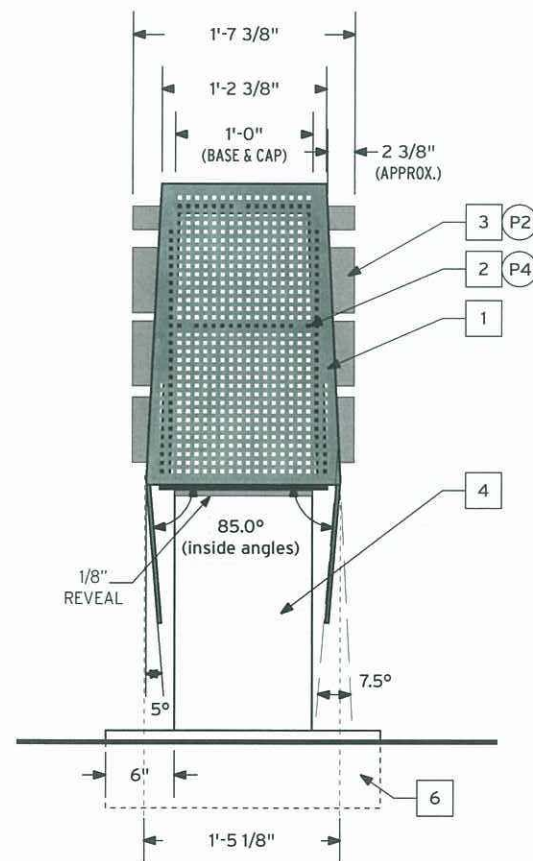
- 1 3/16" THK. PERFORATED SHROUD W/ COPPER PATINA FINISH.
- 2 1" X 1" X 1/8" WALL PAINTED ALUM. SQ. TUBE; MECHANICALLY FASTED TO 1/2" DIA. STANDOFF SUPPORTS, WELDED TO SHROUD.
- 3 1/8" THK. FABRICATED PAINTED ALUM. CHANNEL LETTERS; MECHANICALLY FASTEN TO PERFORATED SHROUD USING #8 S.STL. RECESSED FLAT-HEAD BOLTS, THRU BACK .
- 4 CONCRETE BASE; VERTICAL CORNERS CHAMFERED W/ TOP EDGE BULLNOSED.
- 5 1/2" THK. PAINTED ALUM. CAP W/ BRUSHED ZINC FINISH; W/ 1/8" THK. PAINTED ALUM. SPACER PANEL, TO PROVIDE 1/8" HIGH REVEAL BETWEEN CONCRETE BASE & ALUM. CAP; UNDERSIZED 1/2" FROM EDGE OF BASE.
- 6 CONCRETE FOOTING W/ 1" HIGH MOWSTRIP, AS REQ'D.
- 7 1/8" THK. PAINTED ALUM. SPACER PANEL, TO PROVIDE 1/8" HIGH REVEAL BETWEEN CONCRETE BASE & ALUM. CAP; UNDERSIZED 3/4" IN ON ALL SIDES FROM EDGE OF BASE.

**3 ADDRESS LAYOUTS**  
SCALE: 3/4" = 1'-0"

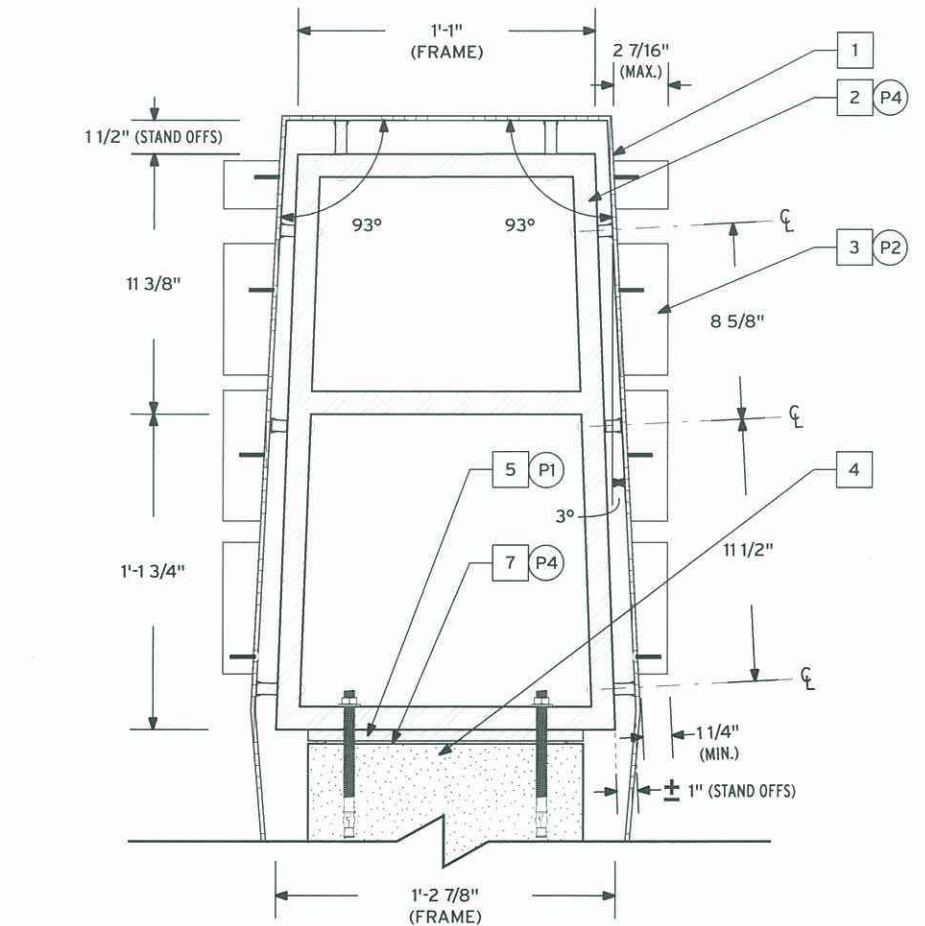


ST-3 QTY: 2 - DOUBLE SIDED  
**1 ELEVATION - SIDE A**  
SCALE: 3/4" = 1'-0"

**B ADDRESS LETTER - DETAIL**  
SCALE: 3" = 1'-0"



**2 SIDE VIEW - TYPICAL**  
SCALE: 3/4" = 1'-0"



**A SECTION**  
SCALE: 1 1/2" = 1'-0"





**COLOR SCHEDULE**

	COLOR	MATERIAL	FINISH	COLOR TO MATCH	NOTES
P5	INERTE GREY	PAINT	SATIN	MATTHEWS MP03849	MATTHEWS CUSTOM PAINT
V1	GOLD	VINYL	TRANSLUCENT	GERBER 230 1375	PANTONE 1385
V2	SILVER GRAY	VINYL	TRANSLUCENT	AVERY 900 430	PANTONE 430-C
V3	CARDINAL RED	VINYL	TRANSLUCENT	AVERY 900 200-C	PANTONE 200-C
V4	PALE BLUE	VINYL	TRANSLUCENT	AVERY 900 279-C	PANTONE 277-C
V5	LIGHT BLUE	VINYL	TRANSLUCENT	SOLTER 2329	PANTONE 3005-C
V6	COBALT	VINYL	TRANSLUCENT	SOLTER 2050 COBALT A95867	

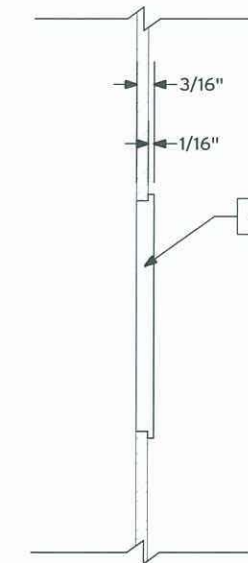
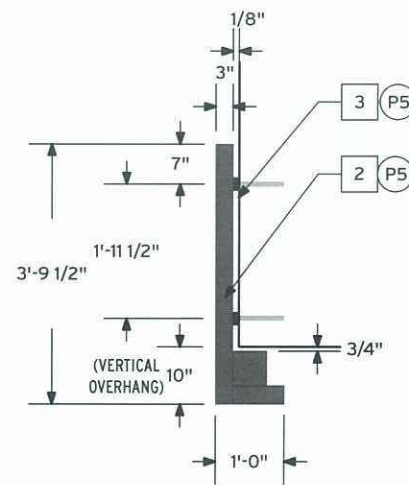
**ACTUAL GRAPHICS COLORS TO MATCH TENANT SPECIFICATIONS**

**NOTES AND SPECIFICATIONS**

- 1 INTERNALLY ILLUMINATED, FABRICATED PAINTED ALUM. CABINET W/ 1/8" THK. BREAK FORMED PANELS MECHANICALLY FASTENED TO INTERNAL FRAME W/ S.S. FLAT HEAD SCREWS.
- 2 1/8" THK. PAINTED ALUM. BREAK-FORM SKIN W/ FLUSH PUSH-THRU COPY & LOGO/GRAPHIC. MECHANICALLY FASTENED TO SIGN FRAME W/ #8 S.S. RECESSED FLATHEAD SCREWS ALONG ALL SIDE RETURNS.
- 3 1/8" THK. PAINTED METAL SPACERS.
- 4 3/16" THK. 7328 TRANS. WHITE PUSH-THRU ACR. W/ APPLIED TRANS. VINYL ON FACE, ROUTED TO BE FLUSH W/ FACE OF PANEL.

UL Listed	Type of Lighting:	LED
	Voltage:	
	Circuits:	(1) 20 AMP
	Power Supply/Ballast:	

**3 EXISTING LOCATION ELEVATION**  
SCALE: N.T.S.



**1 ELEVATION - 58 SQ. FT. (MAX SIGN AREA) - SINGLE SIDED**  
SCALE: 3/8" = 1'-0"

**2 SIDE VIEW**  
SCALE: 3/8" = 1'-0"

**A PUSH-THRU (FLUSH LETTER DETAIL)**  
SCALE: 1:2

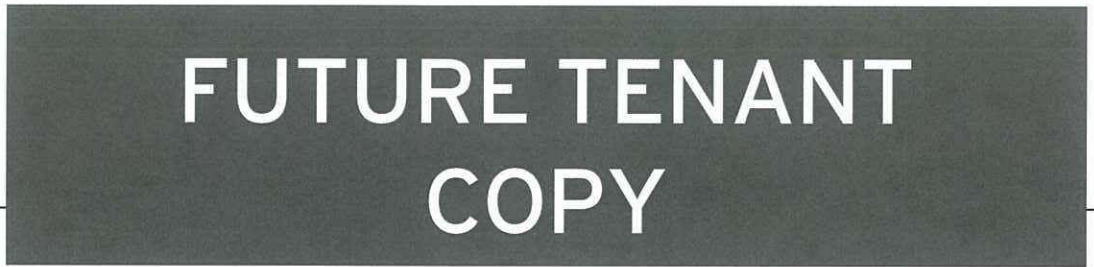


EDGE OF BRICK

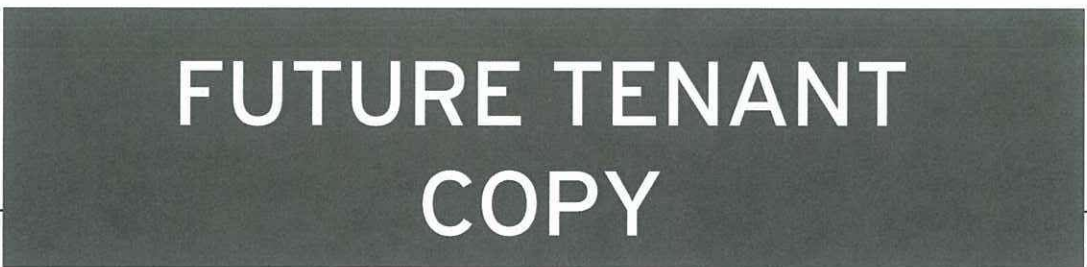
LOCATION #1 - KINECTA



LOCATION #2 - US CAD



LOCATION #3 - TENANT COPY T.B.D.



LOCATION #4 - TENANT COPY T.B.D.

ST-4 QTY: 4

**1** ELEVATION - 55.2 SQ. FT. (TOTAL SIGN AREA) - SINGLE SIDED

**TFN ARCHITECTURAL SIGNAGE**  
 3411 LAKE CENTER DRIVE, SANTA ANA, CA 92704 P 714.556.0990 F 714.850.4888

THE DATA IN THIS DOCUMENT MAY INCORPORATE PROPRIETARY RIGHTS OF THE CLIENT. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN CONSENT OF THE CLIENT. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB SITE AND NOTIFY THE PROJECT ENGINEER OF ANY VARIATIONS FROM THE DIMENSIONS SHOWN ON THESE DRAWINGS BEFORE PROCEEDING WITH ANY CONSTRUCTION. WRITTEN DIMENSIONS TO SET PRECEDENCE OVER SCALED DRAWINGS.

PROJECT NAME:  
**REDSTONE; MONUMENT & SITE SIGNAGE**  
 PROJECT LOCATION:  
**NEWPORT BEACH, CA**

SHEET TITLE:  
**SIGN TYPE 4; LAYOUTS**  
 JOB NUMBER:  
**514188**

DRAWN BY:  
**KEN SORIANO-CLARK**  
 START DATE:  
**10-17-14**

REVISIONS:  
 △ Name: \_\_\_\_\_ Date: **01-FEB-15**  
 △ Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 △ Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 △ Name: \_\_\_\_\_ Date: \_\_\_\_\_

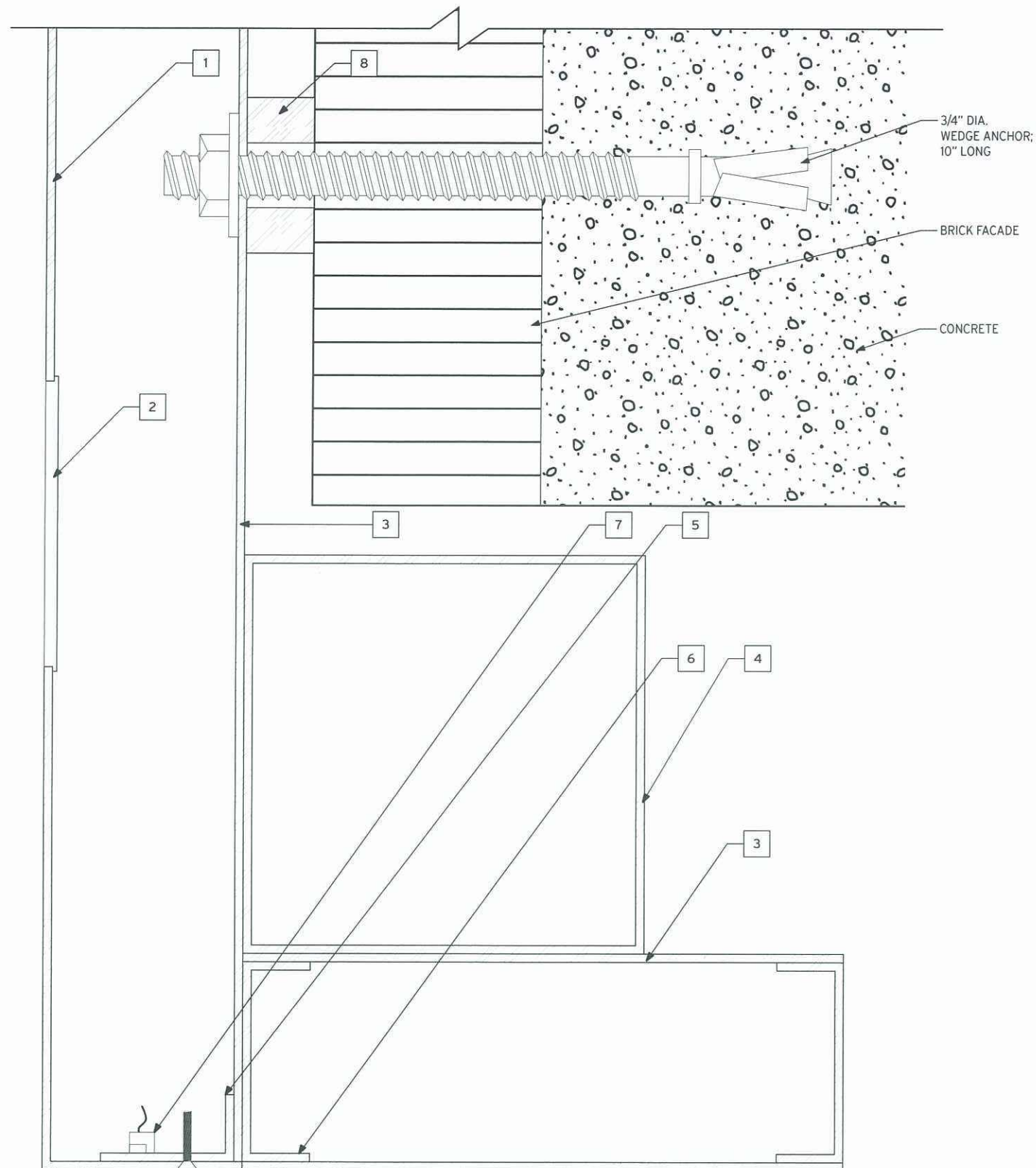
Approved  Approved As Noted  
 Revise & Resubmit  
 APPROVED BY: \_\_\_\_\_  
 SHEET NUMBER:  
**RSM-4.1-4**



## NOTES AND SPECIFICATIONS

- 1 1/8" THK. PAINTED ALUM. BREAK-FORM SKIN W/ FLUSH PUSH-THRU COPY & LOGO/GRAPHIC. MECHANICALLY FASTEN TO ALUM. ANGLE FRAME USING #8 S.S. RECESSED BOLTS, DRILLED & TAPPED.
- 2 3/16" THK. 7328 TRANS. WHITE PUSH-THRU ACR. W/ APPLIED TRANS. VINYL ON FACE, ROUTED TO BE FLUSH W/ FACE OF PANEL.
- 3 1/8" THK. PAINTED ALUM. SKIN. (CABINET BACK PANEL & 'L' ANGLE RETURNS) WELDED TO ALUM. ANGLE & CHANNEL FRAME. CABINET SECURED TO EXISTING BRICK & CEMENT WALL USING (12) 3/4" DIA. EXPANSION WEDGE ANCHORS & HILITI HIT EPOXY, AS REQ'D. SEE ENGINEERING FOR FRAMING LAYOUT.
- 4 6" X 6" X 1/8" WALL PAINTED ALUM. SQ. TUBE W/ ENDS CAPPED, WELDED TO ALUM. BACK PANEL.
- 5 1" X 2" X 1/8" WALL ALUM. ANGLE FRAME ASSEMBLY.
- 6 3" X 1" X 1/8" WALL ALUM. U-CHANNEL FRAME ASSEMBLY.
- 7 GE TETRA EDGE STRIP COOL 6500K L.E.D. LIGHTING TO PROVIDE EVEN ILLUMINATION W/ INTERNAL HOUSING FOR POWER SUPPLY (ETC.).
- 8 1/8" THK., 7/8" I.D. PAINTED METAL SPACERS.

NOTE: ALL WELDS & SEAMS FILLED, BRUSHED & SANDED SMOOTH PRIOR TO PAINT. ENSURE NO VISIBLE GAPS OR LIGHT LEAKS.



**1** SECTION  
SCALE: HALF SIZE

**TFN ARCHITECTURAL SIGNAGE**  
3411 LAKE CENTER DRIVE, SANTA ANA, CA 92704 P 714.556.0990 F 714.850.4888

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PROJECT NAME:  
**REDSTONE; MONUMENT & SITE SIGNAGE**

PROJECT LOCATION:  
**NEWPORT BEACH, CA**

SHEET TITLE:  
**SIGN TYPE 4; BLDG. CABINET\_FAB. DETAILS**

JOB NUMBER:  
**514188**

DRAWN BY:  
**AARON SMITH**

START DATE:  
**10-17-14**

REVISIONS:

△ Name: \_\_\_\_\_ Date: \_\_\_\_\_  
△ Name: \_\_\_\_\_ Date: \_\_\_\_\_  
△ Name: \_\_\_\_\_ Date: \_\_\_\_\_  
△ Name: \_\_\_\_\_ Date: \_\_\_\_\_

Approved  Approved As Noted

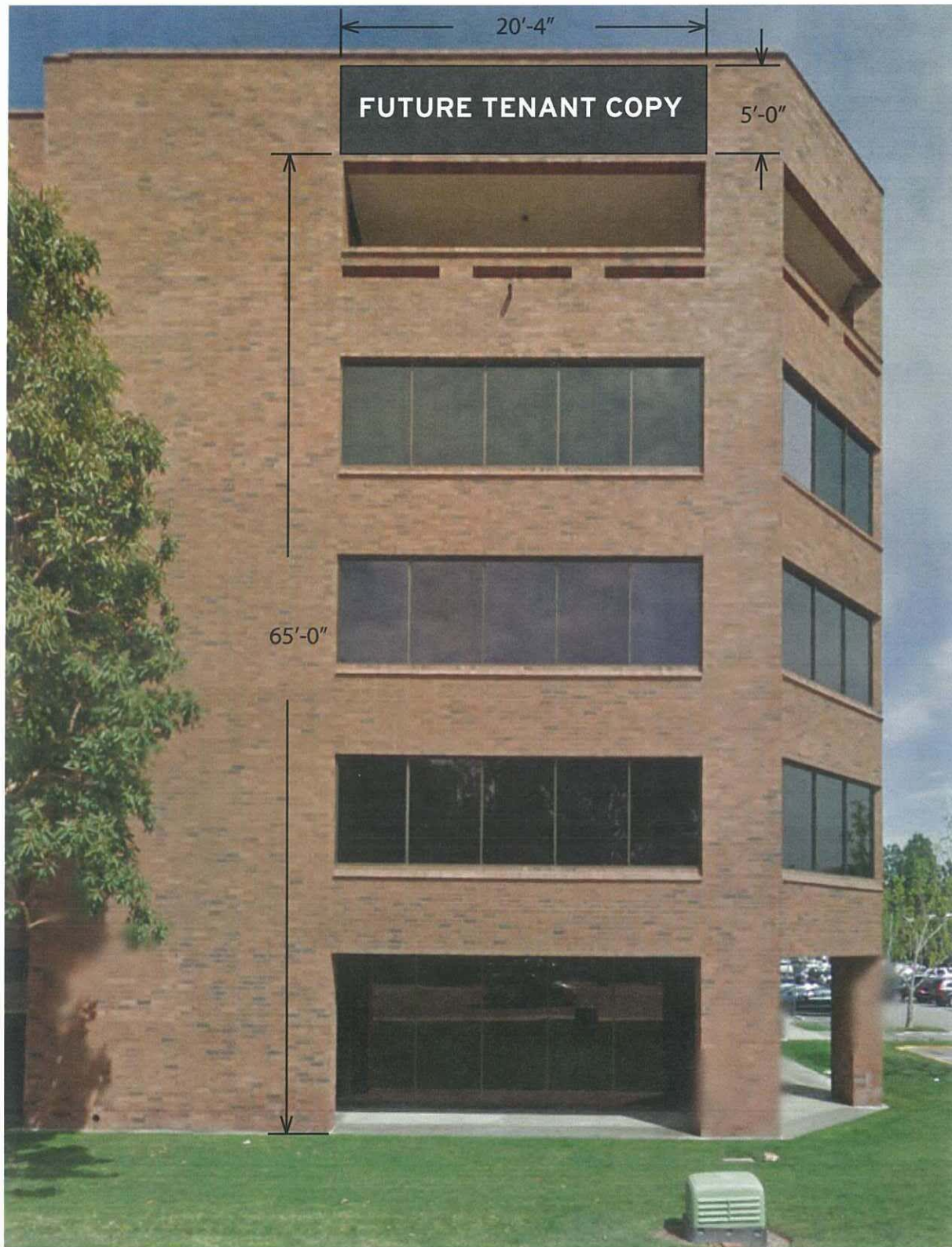
Revise & Resubmit

APPROVED BY: \_\_\_\_\_

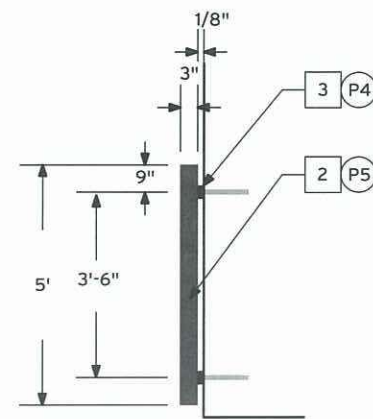
SHEET NUMBER:

**RSM-4.2-4**





**1** ELEVATION - RENDER  
SCALE: N.T.S.

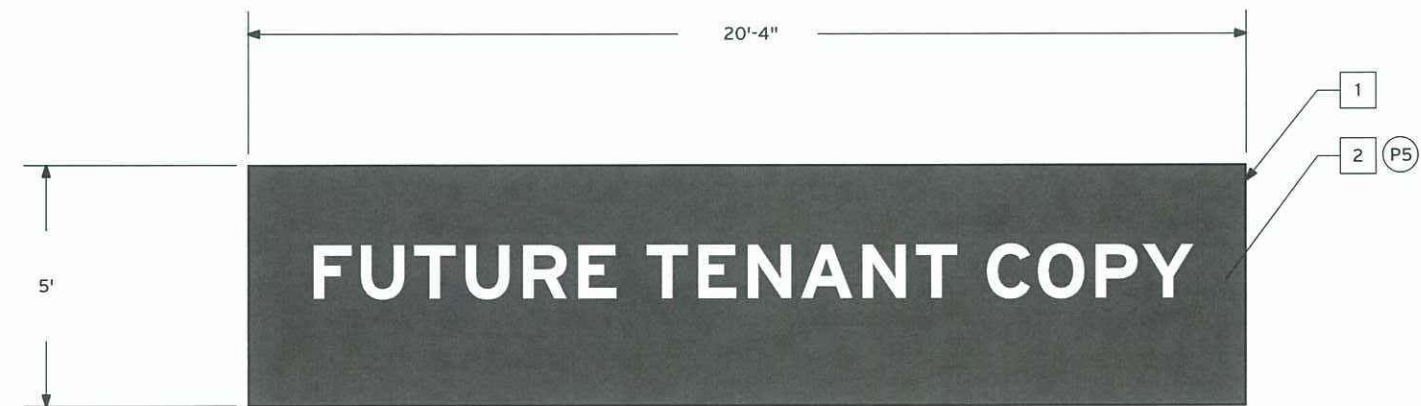


**3** SIDE VIEW  
SCALE: 3/8" = 1'-0"

**NOTES AND SPECIFICATIONS**

- 1 INTERNALLY ILLUMINATED, FABRICATED PAINTED ALUM. CABINET W/ 1/8" THK. BREAK FORMED PANELS MECHANICLLY FASTENED TO INTERNAL FRAME W/ S.S. FLAT HEAD SCREWS.
- 2 1/8" THK. PAINTED ALUM. BREAK-FORM SKIN W/ FLUSH PUSH-THRU COPY & LOGO/GRAPHIC. MECHANICALLY FASTENED TO SIGN FRAME W/ #8 S.S. RECESSED FLATHEAD SCREWS ALONG ALL SIDE RETURNS.
- 3 1/8" THK. PAINTED METAL SPACERS.
- 4 3/16" THK. 7328 TRANS. WHITE PUSH-THRU ACR. W/ APPLIED TRANS. VINYL ON FACE, ROUTED TO BE FLUSH W/ FACE OF PANEL.

	Type of Lighting:	LED
	Voltage:	
	Circuits:	(1) 20 AMP
	Power Supply/Ballast:	



**2** ELEVATION - 102 SQ. FT. (TOTAL SIGN AREA) - SINGLE SIDED  
SCALE: 3/8" = 1'-0"



## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

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

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

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

## **ZONING ADMINISTRATOR ACTION LETTER**

**Application No.**            **Comprehensive Sign Program No. CS2015-006 (PA2015-118)**

**Applicant**                **Burnham-Ward Properties LLC**

**Site Address**            **1617 Westcliff Drive (Castaway Commons)**

**Legal Description**      **Portion of Lots 7 & 8, Tract 4225**

On **August 14, 2015**, the Zoning Administrator approved a comprehensive sign program for the recently renovated commercial building at 1617 Westcliff Drive, referred to as Castaway Commons. The program includes a tenant identification pylon sign, primary and secondary frontage tenant signs, tenant graphic signs, and address and parking regulation signs. The applicant also requests deviation the total number of signs as allowed with the approval of a comprehensive sign program. The intent of this program is to integrate all of the project's sign with the overall site into a unified architectural statement.

Per Zoning Code Section 20.42.120, a comprehensive sign program is required whenever an existing multi-tenant development of three or more tenants is being remodeled or rehabilitated to the extent that the value of the work will be greater than twenty (20) percent of the replacement cost of the building.

The subject property is located within the Commercial General Zoning District (CG) and the General Plan Land Use Element category is General Commercial (CG). The property is not located in the Coastal Zone.

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

### **I. FINDINGS**

#### Finding

- A. *The project is categorically exempt from environmental review pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 11 (Accessory Structures).*

#### Facts in Support of Finding

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

In accordance with Section 20.42.120 (Comprehensive Sign Program) of the Newport Beach Municipal Code, the following standards and facts in support of such standards are set forth:

#### Standard

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

#### Facts in Support of Standard

1. The proposed Comprehensive Sign Program complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards) because it provides the multi-tenant building with adequate identification while limiting excessive signage. It preserves and enhances community appearance by regulating the type, size, location, quantity, and illumination of signs. Through said regulations, the Comprehensive Sign Program will help to enhance the safety of motorists and pedestrians by minimizing the distraction of signs, as well as to protect the life, health, property, and general welfare of City residents and visitors.
2. The purpose of a comprehensive sign program is to integrate all of a project's signs. A comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs in order to provide incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of Chapter 20.42. This approval integrates all of the signs for the subject property while meeting the purpose and intent of Chapter 20.42.
3. The Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines Manual because the proposed signs are designed to be compatible with the building design in terms of scale, size, and materials. As proposed, signs are designed to effectively communicate a commercial message without creating sign clutter through the use of legible text that contrasts with the background. The location and size of the signs do not dominate, but rather are consistent with the proportions of the façade on which they are located.
4. The proposed primary and secondary signage is located where the architectural design of the building suggests placement of a sign. All proposed signs will employ a consistent sign pattern and are designed to fit with the overall scale of the building.

#### Standard



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

Facts in Support of Standard

1. The multi-tenant building was recently renovated. The number and location of signs will not contribute to an overabundance of signage that will have a detrimental effect on the neighborhood.
2. Proposed signs will not obstruct public views from adjacent roadways because there are no public views through or across the subject property.
3. Proposed signs will not interfere with sight distance from any street, driveway, or parking area. As conditioned, all signage nearing the property line and public right-of-way is required to be approved by the Public Works Department prior to permit issuance.
4. All proposed signage will be integrated with the character and architectural style of the building by maintaining consistency in location, sign height, and materials across each street frontage.

Standard

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

Facts in Support of Standard

1. The proposed Comprehensive Sign Program addresses all project signage. Temporary and exempt signs not specifically addressed in the sign program shall be regulated by the provisions of Zoning Code Chapter 20.42 (Sign Standards). 0

Standard

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

Facts in Support of Standard

1. The Comprehensive Sign Program allows for future changes in tenant mix or uses because the tenant names are not specific and the signs are not dedicated to specific tenant suites, with the exception of the main restaurant.

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

#### Standard

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

#### Facts in Support of Standard

1. The Comprehensive Sign Program allows for deviations with regards to the number, location, and size of the wall signs and vehicle directional signs throughout the office site. The approval conforms to all other standards of Zoning Code Chapter 20.42 (Sign Standards), and enhances the overall development by integrating all of the project's signs with the overall site and structure design into a unified architectural statement.
2. There is a reasonable need for the number, location, type, and size of signs at the subject site to provide adequate identification of the building and to direct vehicular traffic.
3. The 30 percent increase in allowable sign area and the 20 percent increase in allowable sign height will allow for project identification signage that is up to scale with the overall development and will ensure appropriate visibility is provided from the abutting rights-of-way.
4. The deviation from required sign location and the number of the wall signs will allow for signage placement that fits well with the architectural background on which it is proposed.

#### Standard

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

#### Facts in Support of Standard

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

#### Standard

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

Facts in Support of Standard

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

**II. CONDITIONS**

All proposed signs shall be in substantial conformance with the approved plans, Comprehensive Sign Program Matrix Table, and provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code, unless otherwise indicated in the following conditions:

1. Anything not specifically approved by this Comprehensive Sign Program is prohibited.
2. A building permit shall be obtained prior to commencement of installation of the signs.
3. A copy of this letter shall be incorporated into the plan check sets of plans prior to issuance of building or sign permits.
4. Signs shall be maintained in a clean and orderly condition.
5. The sign area shall be measured by two (2) perpendicular sets of parallel lines that surround the proposed sign copy area.
6. Sign that are to be illuminated shall be regulated in accordance with the provisions of Section 20.42.070 of the Newport Beach Municipal Code. If, in the opinion of the Community Development Director, illumination creates an unacceptable negative impact on surrounding land uses or sensitive habitat areas, the Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
7. All work performed near or within the public right-of-way shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement, if required.
8. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Division, so long as the sign size, copy configuration, and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of signs shall be exercised as necessary. Revisions that would substantially deviate from

the original approval shall require approval of a new/revised comprehensive sign program by the Zoning Administrator.

9. The Zoning Administrator may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.
10. This approval shall expire and become void unless exercised within twenty-four (24) months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.
11. 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 1617 Westcliff Drive (Castaway Commons) Sign Program including, but not limited to, Comprehensive Sign Program No. CS2015-006 (PA2015-118). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

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

By:



\_\_\_\_\_

Brenda Wisneski, AICP, Zoning Administrator

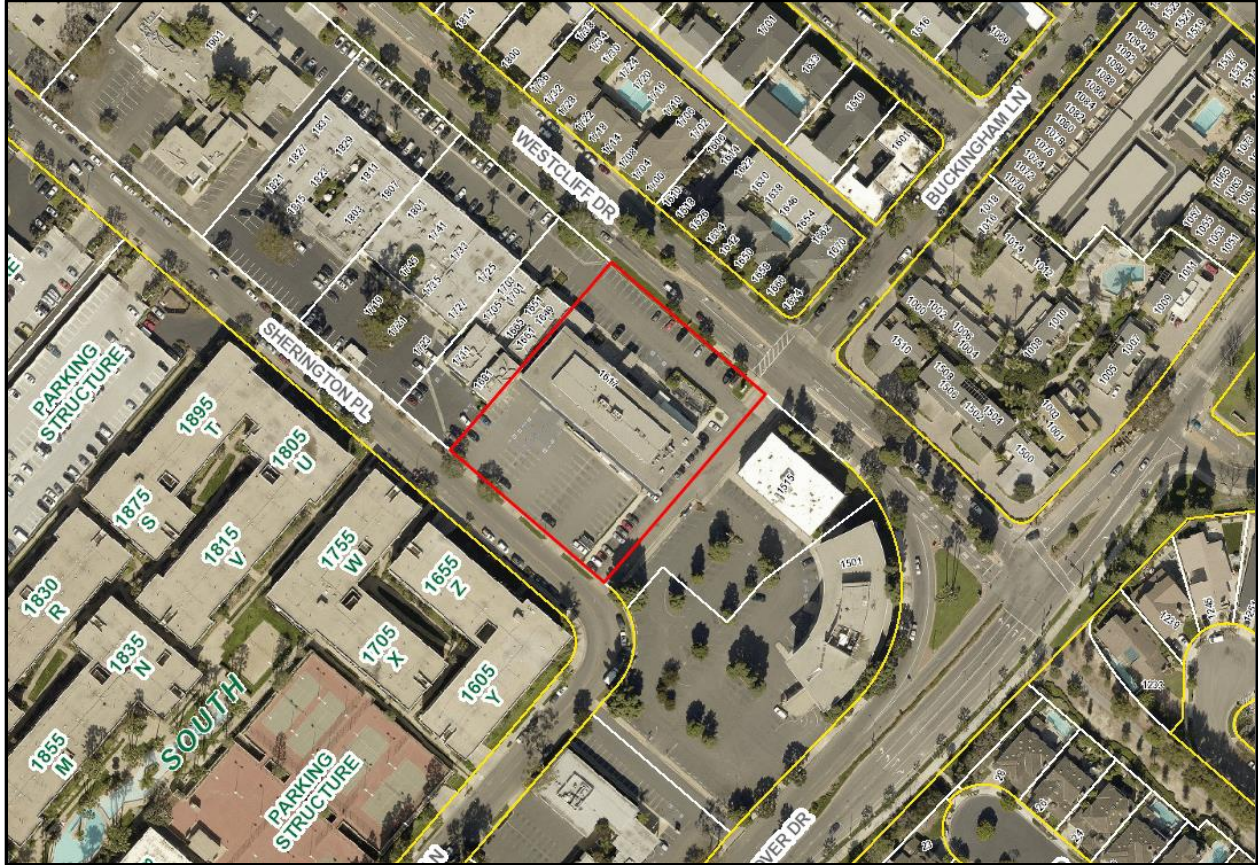
Attachments: CD 1 Vicinity Map  
CD 2 Sign Program Matrix  
CD 3 Project Plans



# **Attachment No. CD 1**

Vicinity Map

## Vicinity Map



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Comprehensive Sign Program No. CS2015-006  
PA2015-118

**1617 Westcliff Drive**

# **Attachment No. CD 2**

Sign Program Matrix

**Castaway Commons  
1617 Westcliff Drive  
Comprehensive Sign Program CS2015-006 (PA2015-118)**

## Street Frontage/Parking Lot Frontage

Westcliff: 261' Street  
201' Parking

Sherington: 250' Street  
224' Parking

<b>Sign Type</b>	<b>Primary Frontage Size limitations, where applicable</b>	<b>Secondary Frontage Size limitations, where applicable</b>
<b>Sign Type 1 Project Tenant Pylon</b>	Sign: QTY: 1 Pylon Width: 6'-10 1/2" Height 15'-2" Square Footage: 104 SF  Tenant Name: Width 5'-6" Height 12" Square Footage: 5.5 SF each (88 SF Total) QTY: 8 Tenant Names Max (per side)	n/a
<b>Sign Type 2 Freestanding Directional</b>	n/a	Width: 2'-8 1/2" Height 5'-4" Square Footage: 14.5 SF QTY: 4
<b>Sign Type 3 Wall Mounted Directional</b>	n/a	Sign: QTY: 1 Wall Mounted Sign Width: 7'-10 1/4" Height 5'-0" Square Footage: 38.5 SF  Tenant Name: Width: 5'-4" Height 12" Square Footage: 5.5 SF each (16.5 SF Total) QTY: 3 Tenant Names Max
<b>Sign Type 4 Restaurant Id</b>	Width: 13'-3" Height 1'-3" Square Footage: 16.5 SF QTY: 1	n/a
<b>Sign Type 5 Canopy Mount Tenant ID</b>	Width: 15'-0 1/2" Height 1'-6" Square Footage: 22.5 SF QTY: 3 Total 1 sign per tenant per frontage	Width: 15'-0 1/2" Height 1'-6" Square Footage: 22.5 SF QTY: 4 Total 1 sign per tenant per frontage

<b>Sign Type</b>	<b>Primary Frontage Size limitations, where applicable</b>	<b>Secondary Frontage Size limitations, where applicable</b>
<b>Sign Type 6 Wall Mount Tenant Graphic</b>	Width: 5'-0" Height 5'-0" Square Footage: 25 SF QTY: 2	Width: 5'-0" Height 5'-0" Square Footage: 25 SF QTY: 2
<b>Sign Type 7 Reserved Parking Sign</b>	Width: 1'-2" Height 5'-0" Square Footage: 6 SF QTY: 4	Width: 1'-2" Height 5'-0" Square Footage: 6 SF QTY: 8
<b>Sign Type 8 Accessible Parking Sign</b>	Width: 10" Height 5'-0" Square Footage: 5 SF QTY: 2	Width: 10" Height 5'-0" Square Footage: 5 SF QTY: 5
<b>Sign Type 9 Parking Regulatory Sign</b>	Width: 1'-10" Height 5'-0" Square Footage: 9 SF QTY: 1	Width: 1'-10" Height 5'-0" Square Footage: 9 SF QTY: 3
<b>Sign Type 10 Rear Entry Address</b>	n/a	Width: 2'-11" Height 3'-2" Square Footage 9 SF QTY: 1
<b>Sign Type 10 Rear Entry ID</b>	n/a	Width: 8" Height 7'-11" Square Footage 5 SF QTY: 1
<b>Sign Type 11 Fritted Glass Address Panels</b>	Width: 35'-0" Height 15'-11" Square Footage 557 SF QTY: 1	n/a

# **Attachment No. CD 3**

Project Plans



## CASTAWAY COMMONS - SIGN PROGRAM

1617 WESTCLIFF DRIVE  
NEWPORT BEACH  
CALIFORNIA

IRV14-8022-00  
08.10.2015

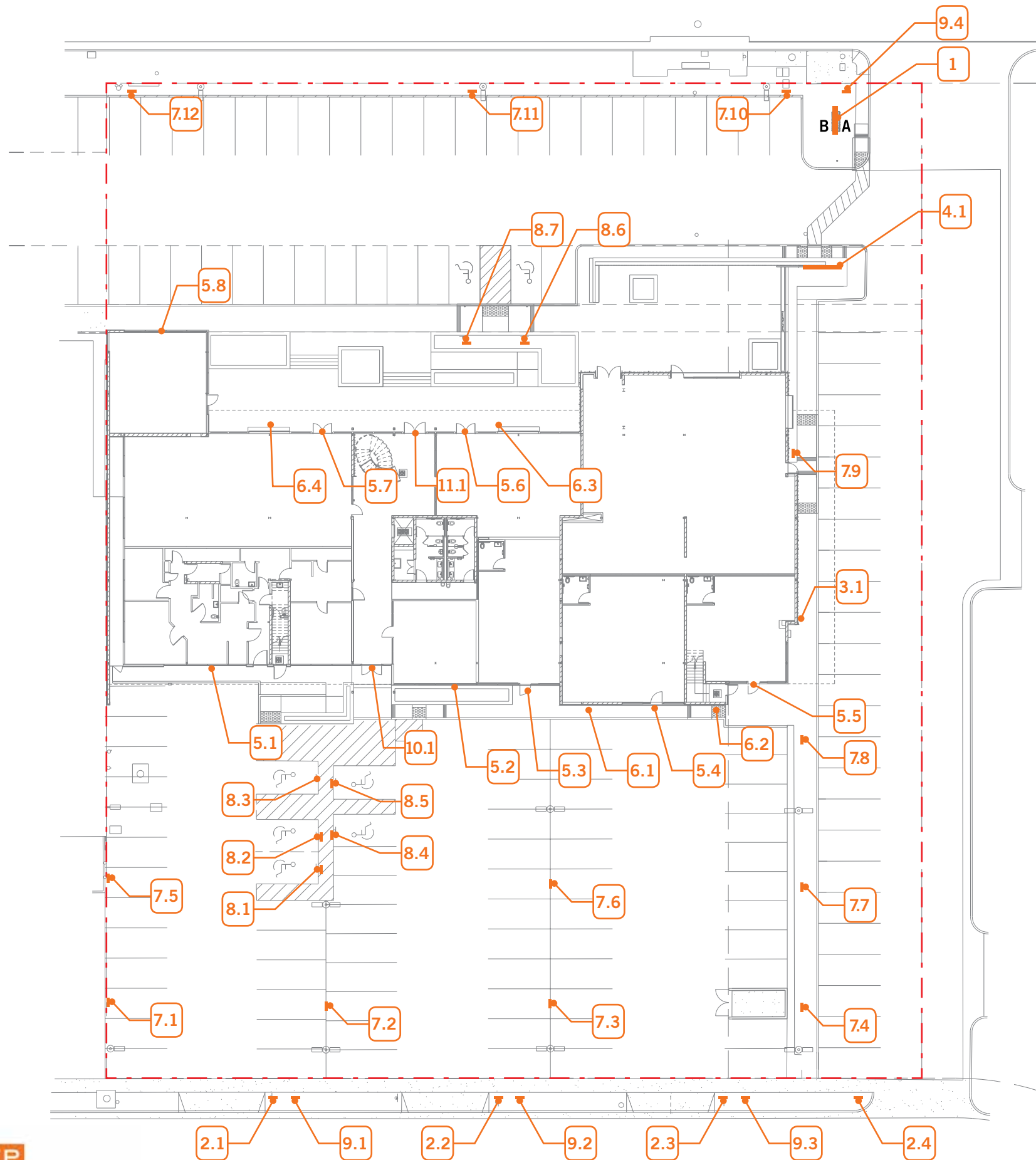
## WARE MALCOMB

architecture | planning | interiors  
graphics | civil engineering

**BWP**

BURNHAM | WARD  
P R O P E R T I E S





**LOCATION PLAN - LEGEND**

- 1 Project Tenant Monument
- 2 Freestanding Directional\*
- 3 Wall Mounted Directional
- 4 Restaurant ID
- 5 Canopy Mount Tenant ID
- 6 Wall Mount Tenant Graphic
- 7 Reserved Parking Sign
- 8 Accessible Parking Sign
- 9 Parking Regulatory Sign
- 10 Rear Entry Address ID
- 11 Fritted Glass Panels

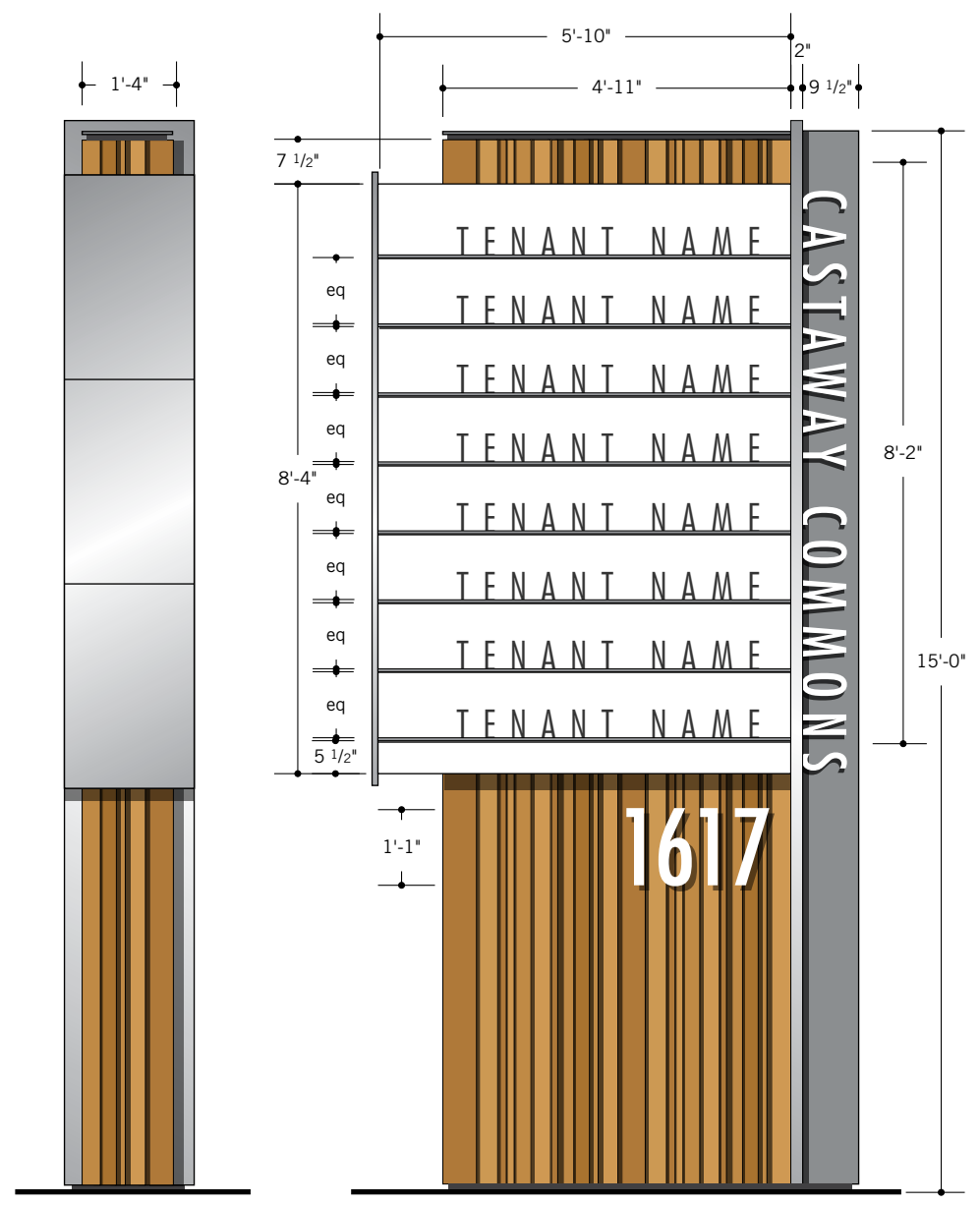
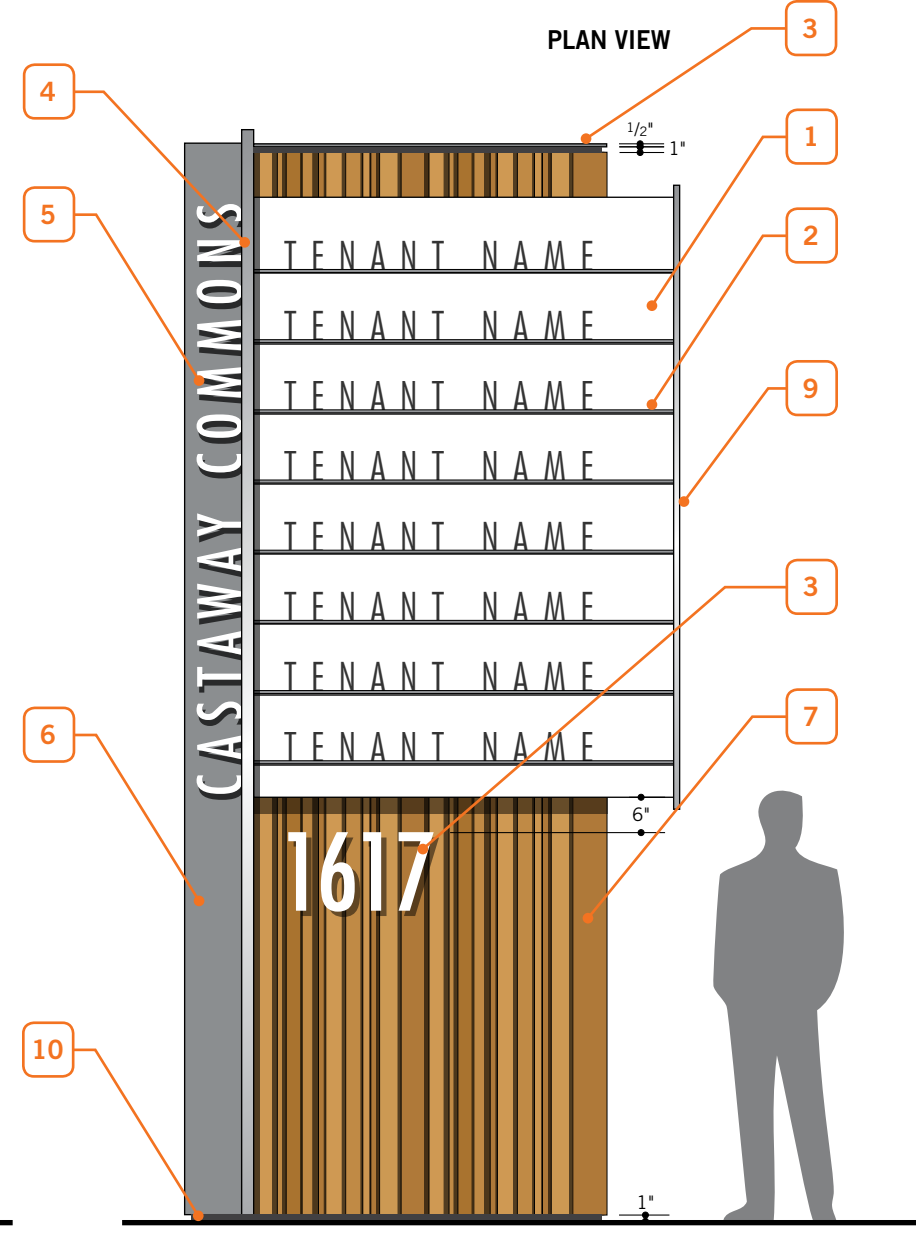
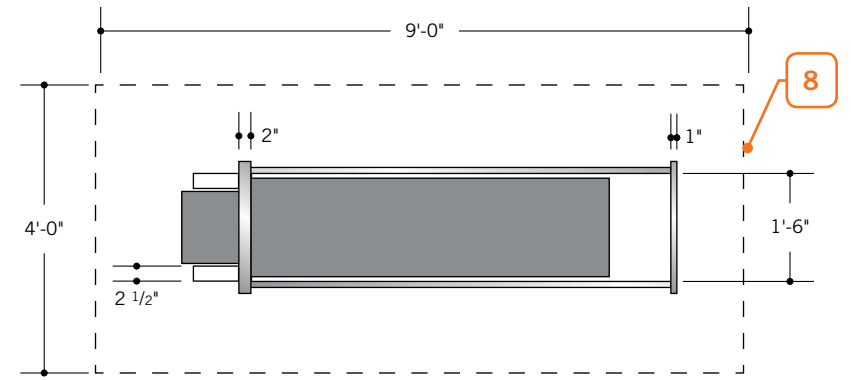
\*Location(s) TBD

Property Line - - -

These drawings and specifications are the property and copyright of Ware Malcomb and shall not be used on any other work except by agreement with Ware Malcomb. Written dimensions shall take precedence over scaled dimensions and shall be verified on the jobsite. Any discrepancy shall be brought to the notice of Ware Malcomb prior to the commencement of any work.

  
**LOCATION PLAN**  
 SCALE: NTS





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

SIGN TYPE 1 - PROJECT TENANT MONUMENT - SIDE B

END VIEW

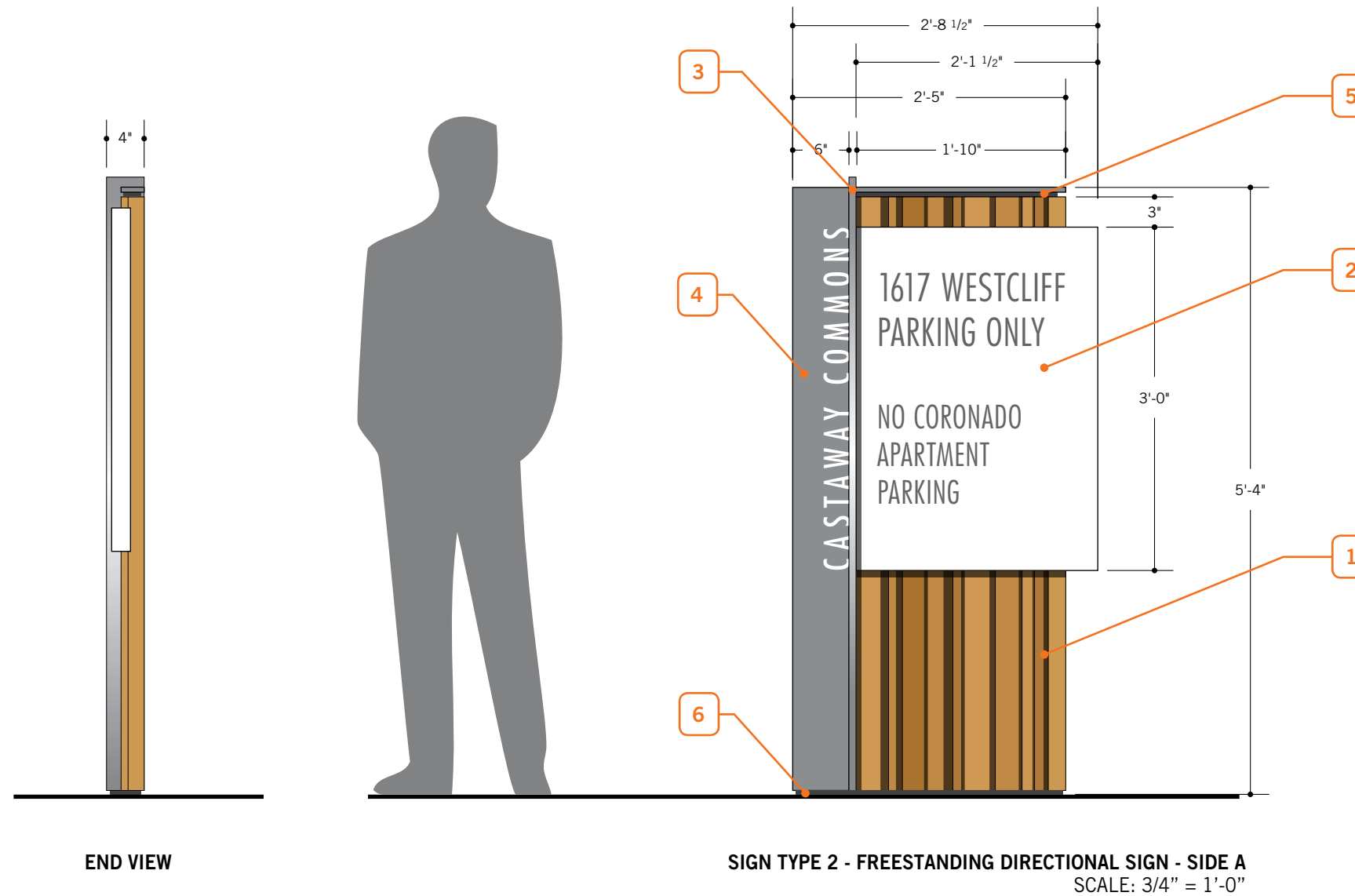
SIGN TYPE 1 - PROJECT TENANT MONUMENT - SIDE A  
SCALE: 3/8" = 1'-0"

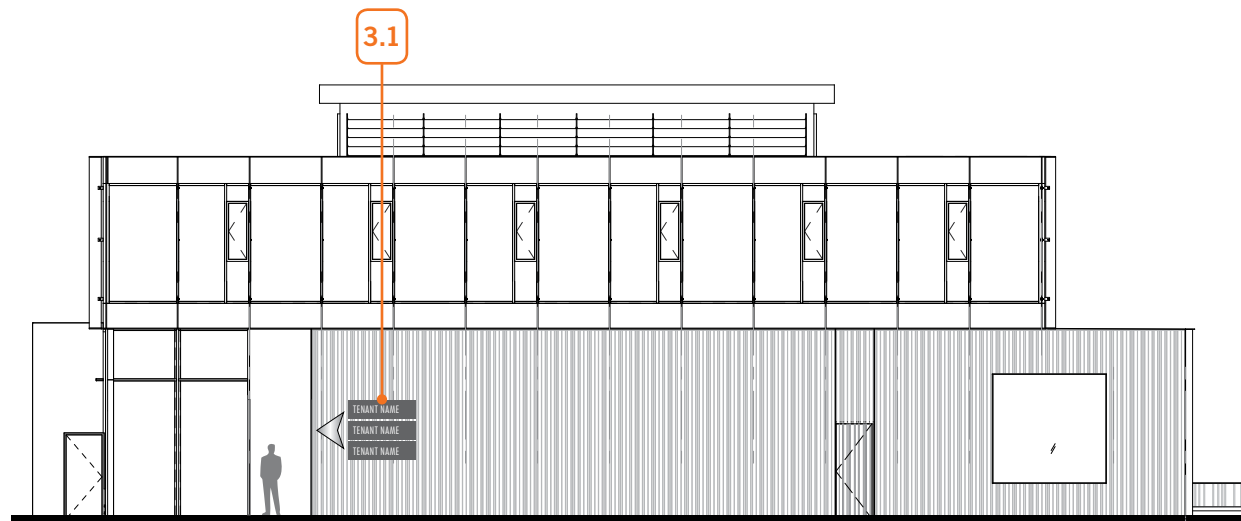
### KEY NOTES

- 1 FABRICATED ALUMINUM SIGN CABINET PAINTED MATTHEWS SATIN WHITE WITH MILK WHITE LEXAN FACES AND INTERNAL WHITE LED ILLUMINATION TO PROVIDE EVEN FACE-LIT GLOW. TENANT LETTERING TO BE 3/8" THICK FCO ALUMINUM PAINTED TO MATCH BEN MOORE "IRON MOUNTAIN GREY" AND BASE MOUNTED TO ALUMINUM RAIL.
- 2 1/2" TALL ALUMINUM RAIL PAINTED TO MATCH BEN MOORE "IRON MOUNTAIN GREY" TO SUPPORT TENANT GRAPHICS AS SHOWN.
- 3 1/2" THICK ALUM. CAP PLATE WITH 1" REVEAL BELOW.
- 4 2" ALUMINUM ACCENT RAIL PAINTED MATTHEWS BRUSHED ALUMINUM
- 5 2 1/2" DEEP FABRICATED ALUMINUM CHANNEL LETTERS WITH MILK WHITE LEXAN FACES AND INTERNAL WHITE LED FACE ILLUMINATION.
- 6 FABRICATED ALUMINUM CABINET PAINTED PROJECT MEDIUM GREY.
- 7 IRREGULAR CEDAR SIDING (PER PROJECT STANDARD) MOUNTED TO ALUMINUM CABINET WITH STRUCTURAL STEEL SUPPORT AND CONCRETE FOOTING BELOW GRADE AS REQ. PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.
- 8 LINE INDICATING ROCK BED AREA BY LANDSCAPE ARCHITECT
- 9 1" DEEP FABRICATED ALUMINUM ACCENT PANEL PAINTED MATTHEWS BRUSHED ALUMINUM.
- 10 1" REVEAL PAINTED TO MATCH BEN MOORE "IRON MOUNTAIN GREY"

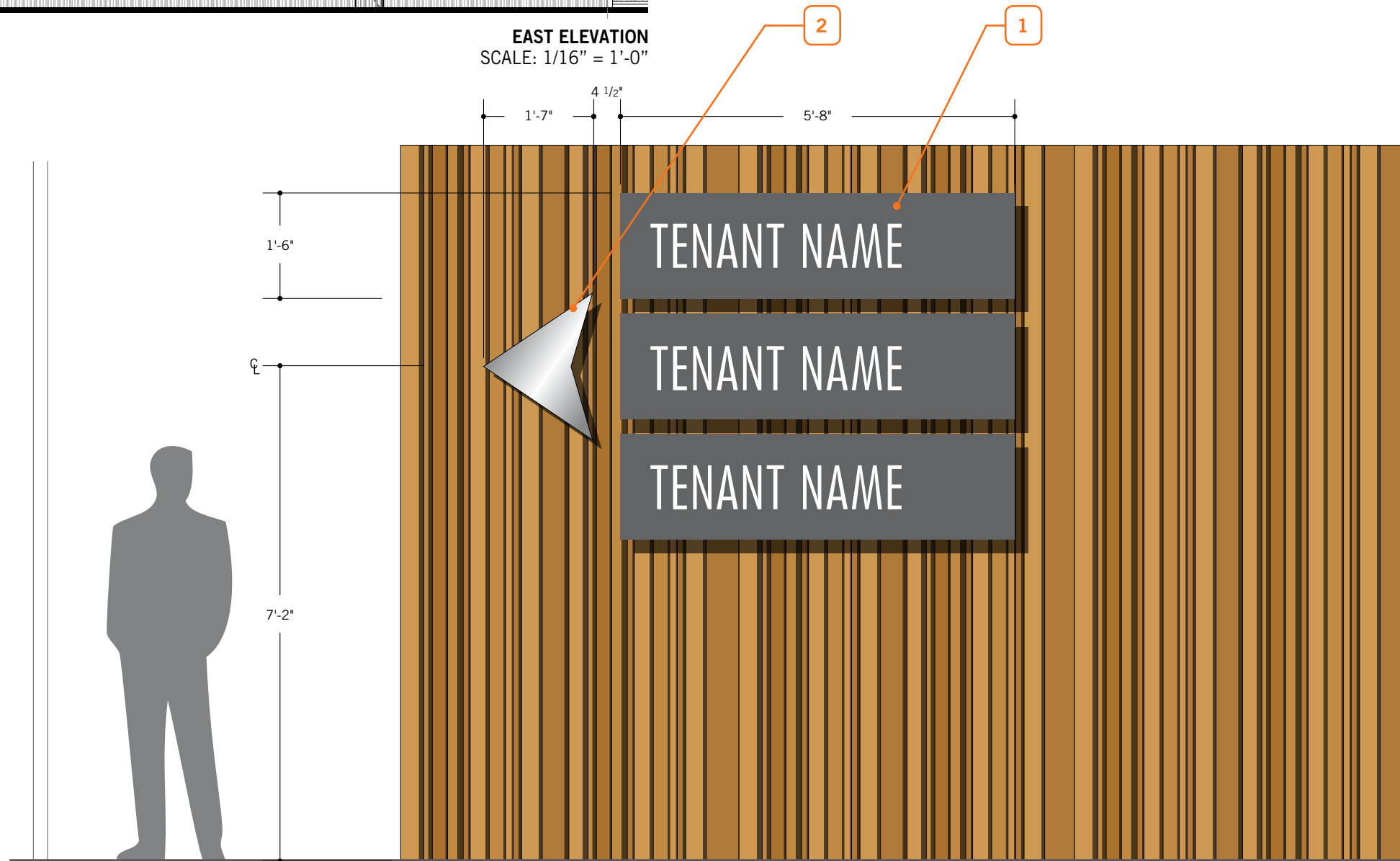
## KEY NOTES

1	IRREGULAR CEDAR SIDING (PER PROJECT STANDARD) MOUNTED TO ALUMINUM CABINET WITH STRUCTURAL STEEL SUPPORT AND CONCRETE FOOTING BELOW GRADE AS REQ. PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.
2	FABRICATED ALUMINUM PANEL PAINTED MATTHEWS SATIN WHITE. GRAPHICS TO BE DARK GREY HIGH PERFORMANCE VINYL.
3	3/4" THK. ROUTED ALUMINUM PLATE PAINTED MATTHEWS BRUSHED ALUMINUM.
4	2" DEEP FABRICATED ALUMINUM CABINET PAINTED PROJECT MEDIUM GREY. GRAPHICS TO BE SATIN WHITE VINYL.
5	1/2" THICK ALUM. CAP PLATE WITH 1/2" REVEAL BELOW.
6	1/2" REVEAL PAINTED TO MATCH BEN MOORE "IRON MOUNTAIN GREY"





**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

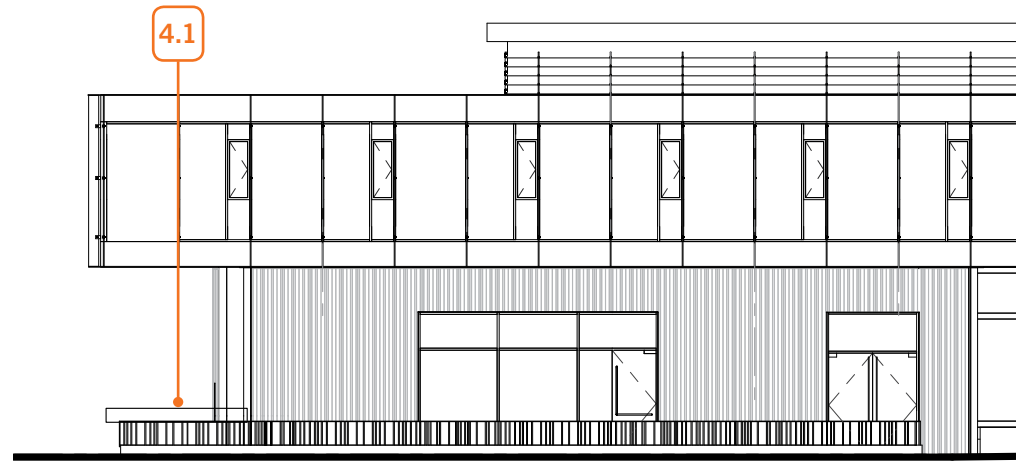


\*tenant names to be verified prior to fabrication

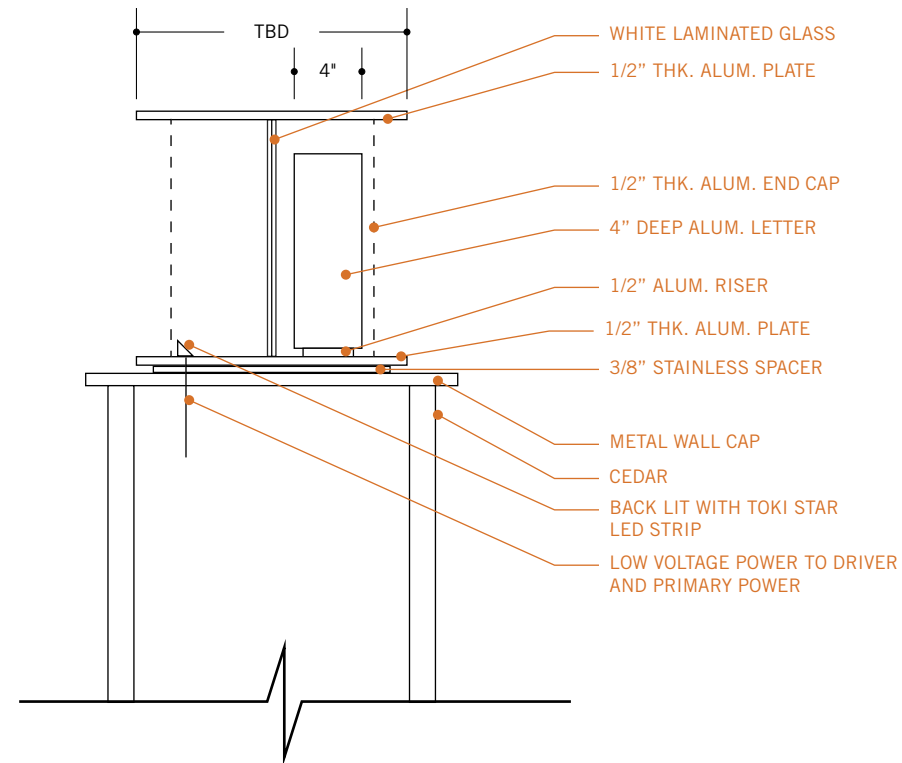
**SIGN TYPE 3 - WALL MOUNTED DIRECTIONAL SIGN**  
SCALE: 3/4" = 1'-0"

**KEY NOTES**

- 1 6" DEEP FABRICATED ALUMINUM TENANT PANELS PAINTED TO BEN MOORE "IRON MOUNTAIN GREY" WITH INTERNALLY ILLUMINATED WHITE LED FLUSH PUSH-THRU ACRYLIC GRAPHICS.
- 2 6" DEEP FABRICATED ALUMINUM ARROW WITH INTERNALLY WHITE LED ILLUMINATED WHITE LEXAN FACE WITH SILVER PERFORATED VINYL OVERLAY. RETURNS AND RETAINER TO BE PAINTED MATTHEWS BRUSHED ALUMINUM.



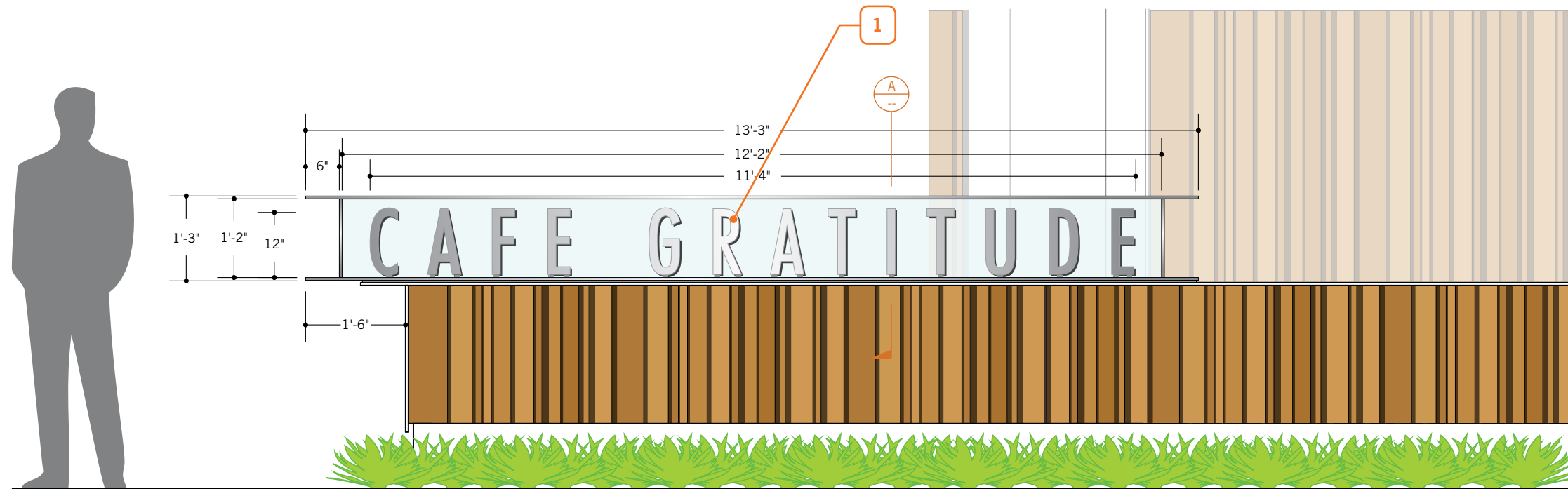
**PARTIAL NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"

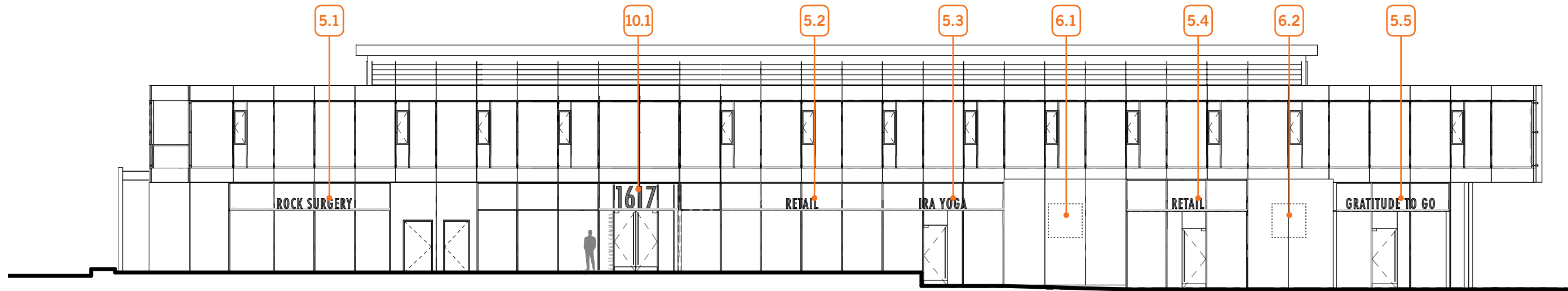


**A: SCHEMATIC SECTION**  
SCALE: NTS

**KEY NOTES**

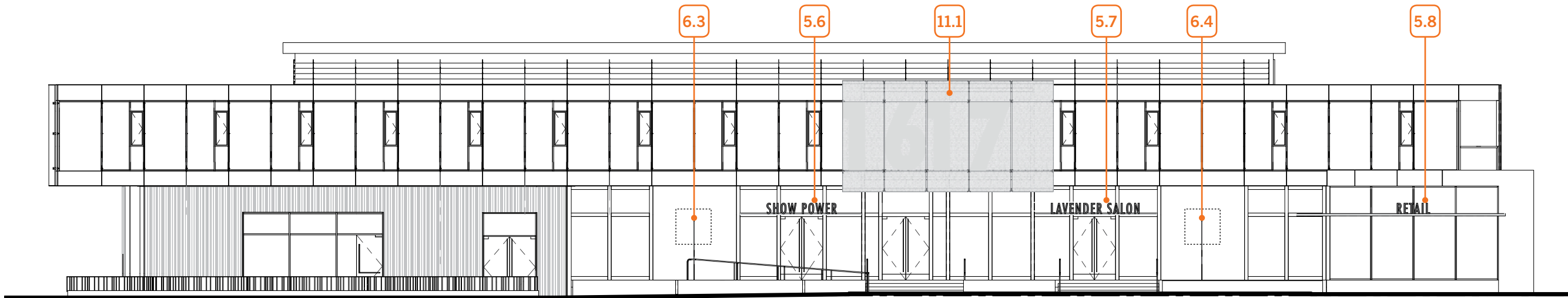
- 1** 4" DEEP NON-ILLUMINATED INDIVIDUAL FABRICATED ALUMINUM LETTERS WITH CLOSED FINISH BACKS PAINTED MATTHEWS BRUSHED ALUMINUM. LETTERS TO BE BACK LIT AS SHOWN





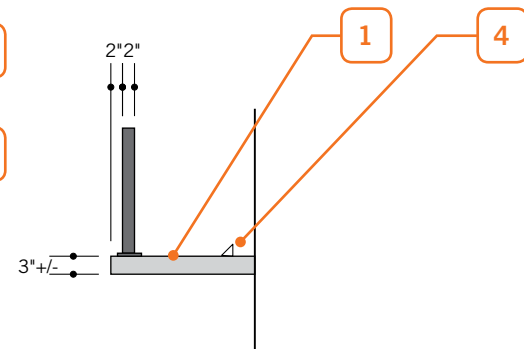
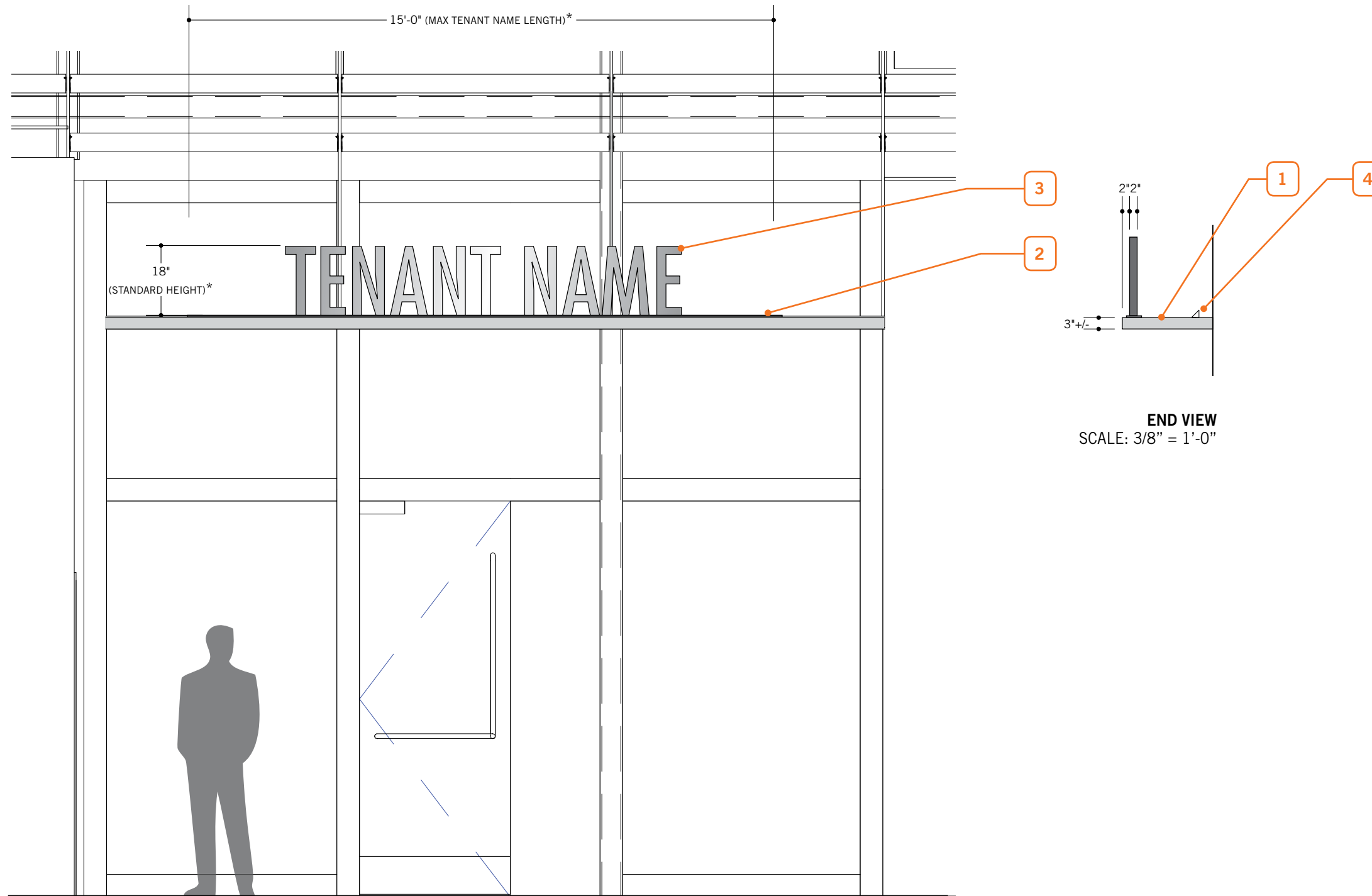
**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

\*G.C. TO PROVIDE ELECTRICAL POWER TO EACH LOCATION SHOWN



**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"

\*ALTERNATE: FOR LONG TENANT NAMES A LETTER HEIGHT OF 12" WITH A MAX TENANT NAME LENGTH OF 15'-0"



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

**KEY NOTES**

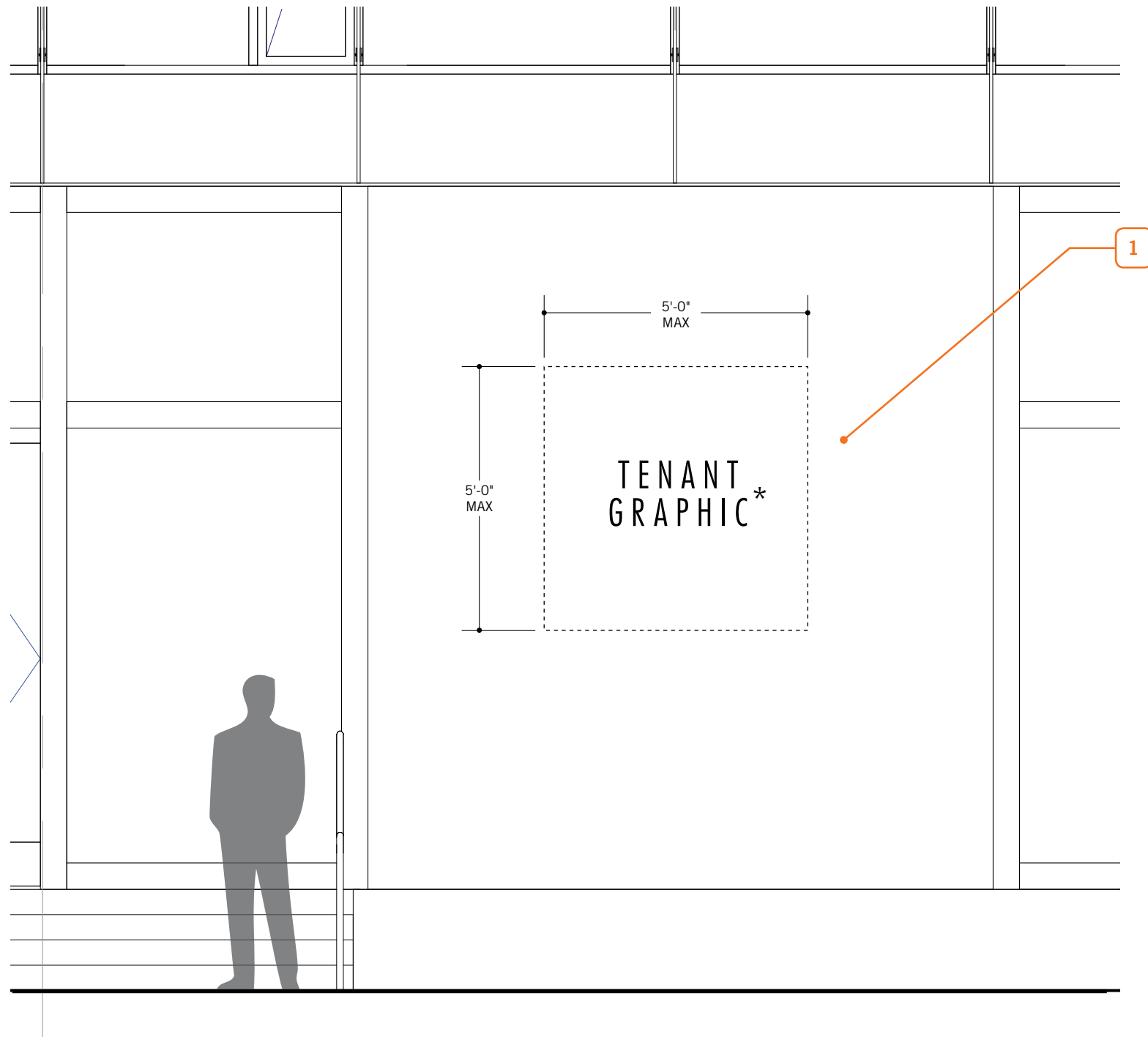
<b>1</b>	CANOPY BY G.C.
<b>2</b>	1/2" TALL BY 4" DEEP MOUNTING SHELF TO SUPPORT LETTERS AND MOUNT TO CANOPY. ALL PENETRATIONS TO BE WATERPROOFED.
<b>3</b>	2" DEEP NON-ILLUMINATED FABRICATED ALUMINUM LETTERS WITH CLOSED BACKS PAINTED MATTHEWS BRUSHED ALUMINUM BASE MOUNTED TO MOUNTING SHELF.
<b>4</b>	LED LIGHT STRIP (BY TOKI STAR) WITH ADJUSTABLE LIGHT FLOOD ANGLE TO UPLIGHT LETTERING FROM BEHIND.

**SIGN TYPE 5 - CANOPY MOUNT TENANT ID SIGN (TYPICAL) - ELEVATION**  
SCALE: 3/8" = 1'-0"

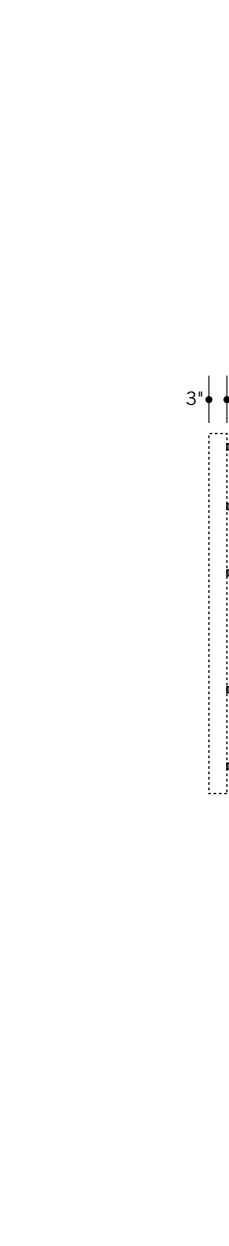
\*THIS GRAPHIC IS LANDLORD OPTIONAL AND SHALL BE EVALUTATED ON A CASE-BY-CASE BASIS.  
 PROPOSED GRAPHIC SHALL MIMIC TENANT LOGO & PROVIDE BRAND RECOGNITION ONLY.  
 NO ADVERTISING SHALL BE PERMITTED.

### KEY NOTES

- 1 3" DEEP FABRICATED ALUMINUM REVERSE PAN CHANNEL LOGO WITH INTERNAL WHITE LED HALO-ILLUMINATION PIN MOUNTED 1 1/2" OFF WALL. COLOR TBD.



**SIGN TYPE 6 - WALL MOUNT TENANT ID GRAPHIC (TYPICAL) - ELEVATION**  
 SCALE: 3/8" = 1'-0"

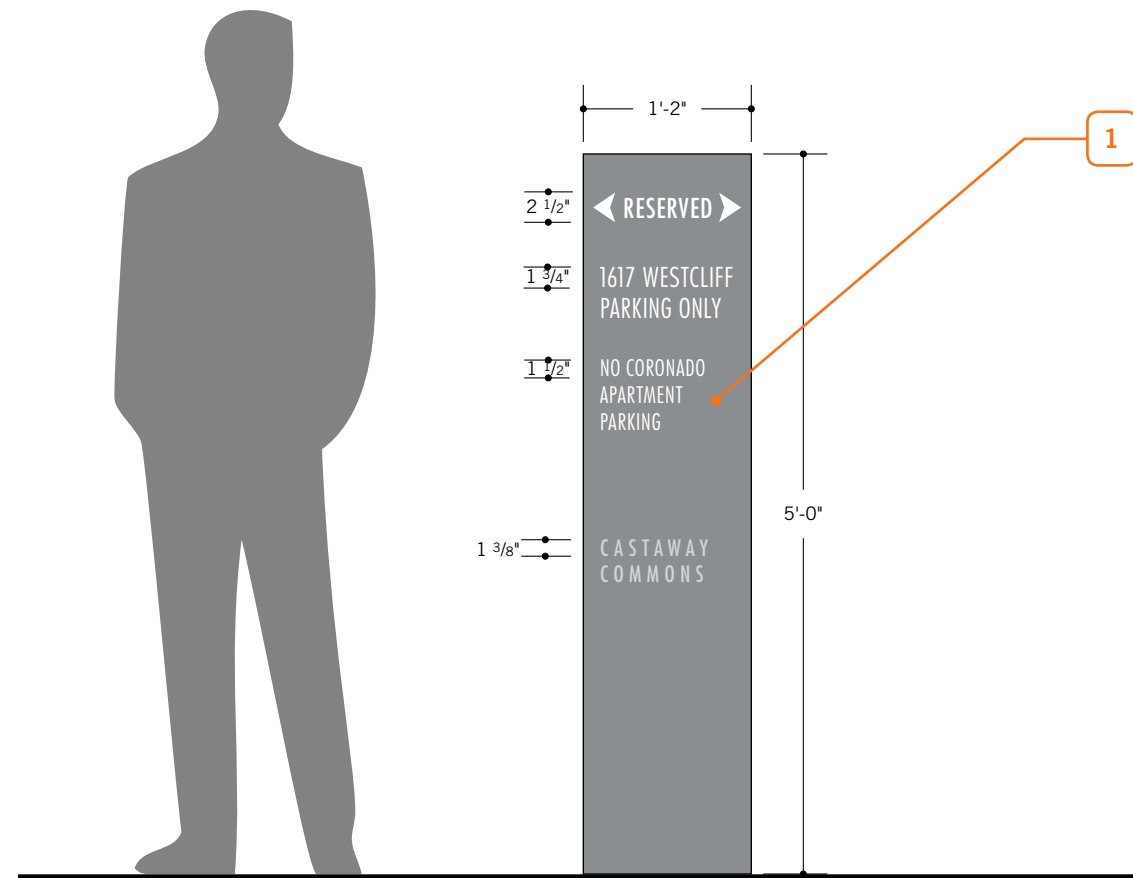


**END VIEW**  
 SCALE: 3/8" = 1'-0"

**KEY NOTES**

1

1/2" THK. ALUMINUM BLADE PAINTED PROJECT MEDIUM GREY WITH WHITE REFLECTIVE VINYL GRAPHICS. "CASTAWAY COMMONS" LETTERING TO BE SILVER HIGH PERFORMANCE VINYL.



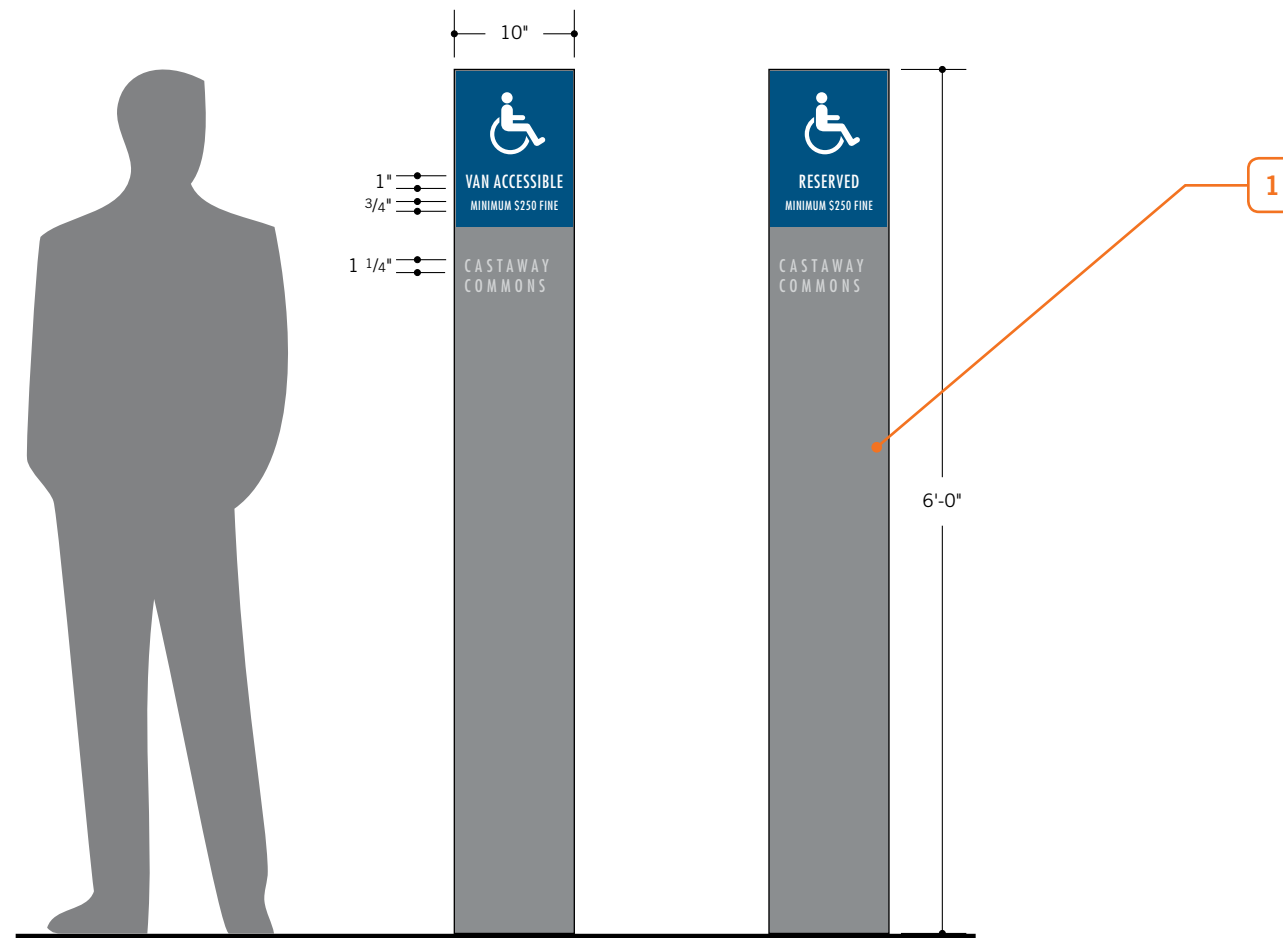
**SIGN TYPE 7 - RESERVED PARKING SIGN**  
SCALE: 3/4" = 1'-0"



**KEY NOTES**

1

1/2" THK. ALUMINUM BLADE PAINTED PROJECT MEDIUM GREY WITH WHITE REFLECTIVE VINYL GRAPHICS. "CASTAWAY COMMONS" LETTERING TO BE SILVER HIGH PERFORMANCE VINYL. BLUE FIELD TO BE ARLON 05 BLUE HIGH PERFORMANCE VINYL HELD IN 1/8" FROM EDGE.

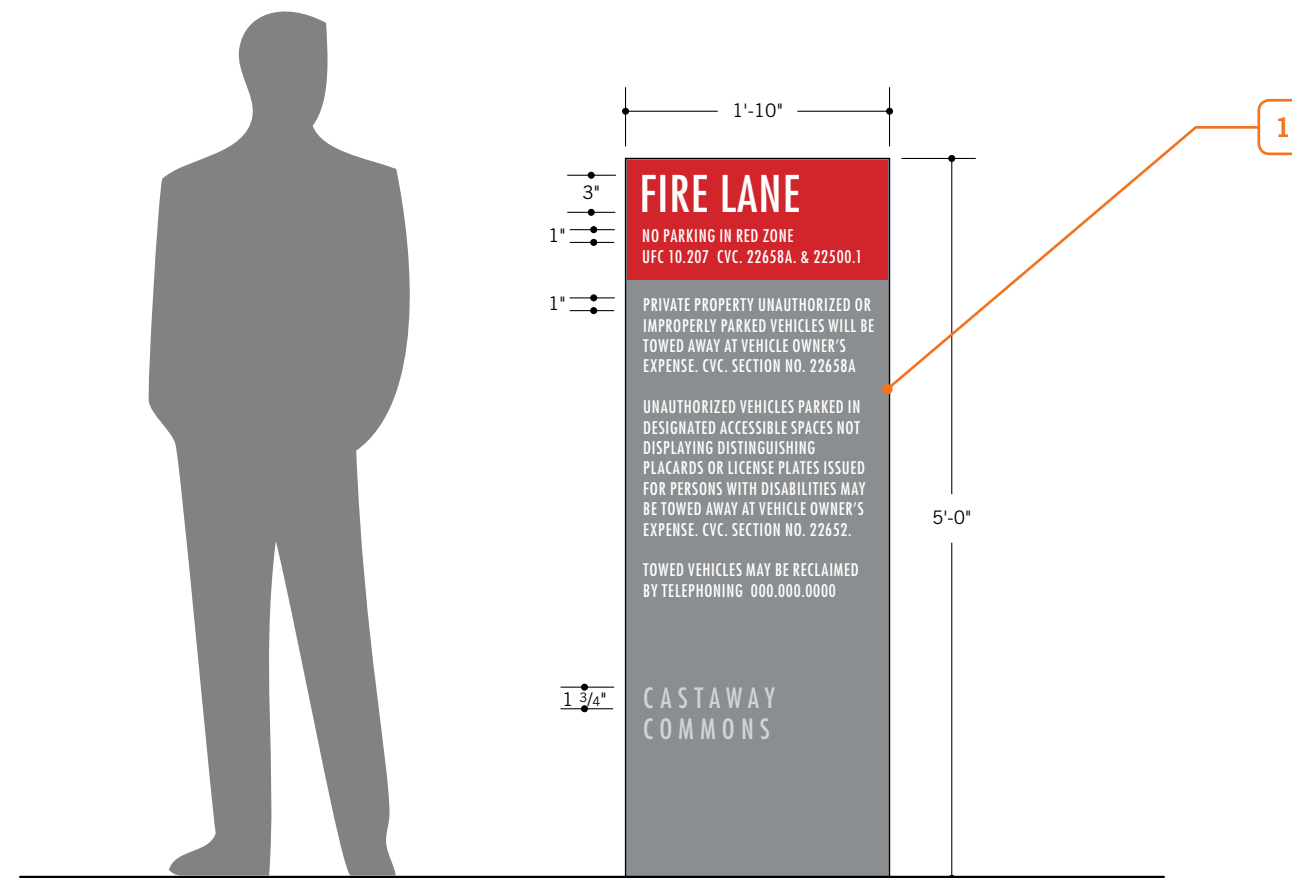


**SIGN TYPE 8 - ACCESSIBLE PARKING SIGN**  
SCALE: 3/4" = 1'-0"

## KEY NOTES

1

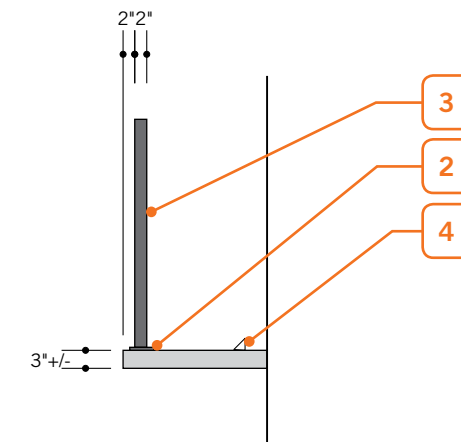
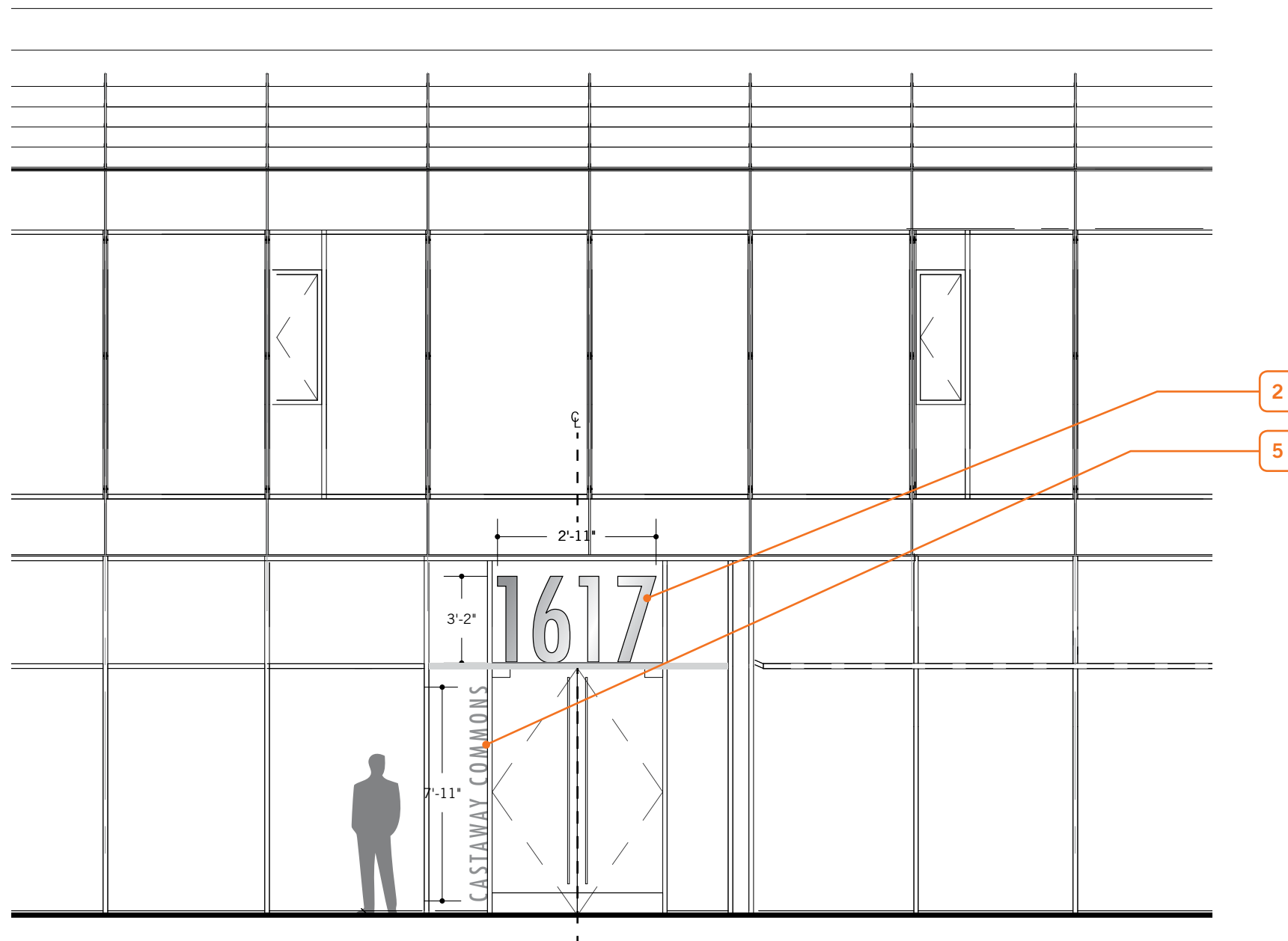
1/2" THK. ALUMINUM BLADE PAINTED PROJECT MEDIUM GREY WITH WHITE REFLECTIVE VINYL GRAPHICS. "CASTAWAY COMMONS" LETTERING TO BE SILVER HIGH PERFORMANCE VINYL. RED FIELD TO BE ARLON O1 RED HIGH PERFORMANCE VINYL HELD IN 1/8" FROM EDGE.



**SIGN TYPE 9 - PARKING REGULATORY SIGN**  
SCALE: 3/4" = 1'-0"

## KEY NOTES

- |          |   |
|----------|---|
| <b>1</b> | CANOPY BY G.C.  |
| <b>2</b> | 1/2" TALL BY 4" DEEP MOUNTING SHELF TO SUPPORT LETTERS AND MOUNT TO CANOPY. ALL PENETRATIONS TO BE WATERPROOFED.                        |
| <b>3</b> | 2" DEEP NON-ILLUMINATED FABRICATED ALUMINUM LETTERS WITH CLOSED BACKS PAINTED MATTHEWS BRUSHED ALUMINUM BASE MOUNTED TO MOUNTING SHELF. |
| <b>4</b> | LED LIGHT STRIP (BY TOKI STAR) WITH ADJUSTABLE LIGHT FLOOD ANGLE TO UPLIGHT LETTERING FROM BEHIND.                                      |
| <b>5</b> | SURFACE APPLIED SATIN WHITE HIGH PERFORMANCE VINYL LETTERING.   |

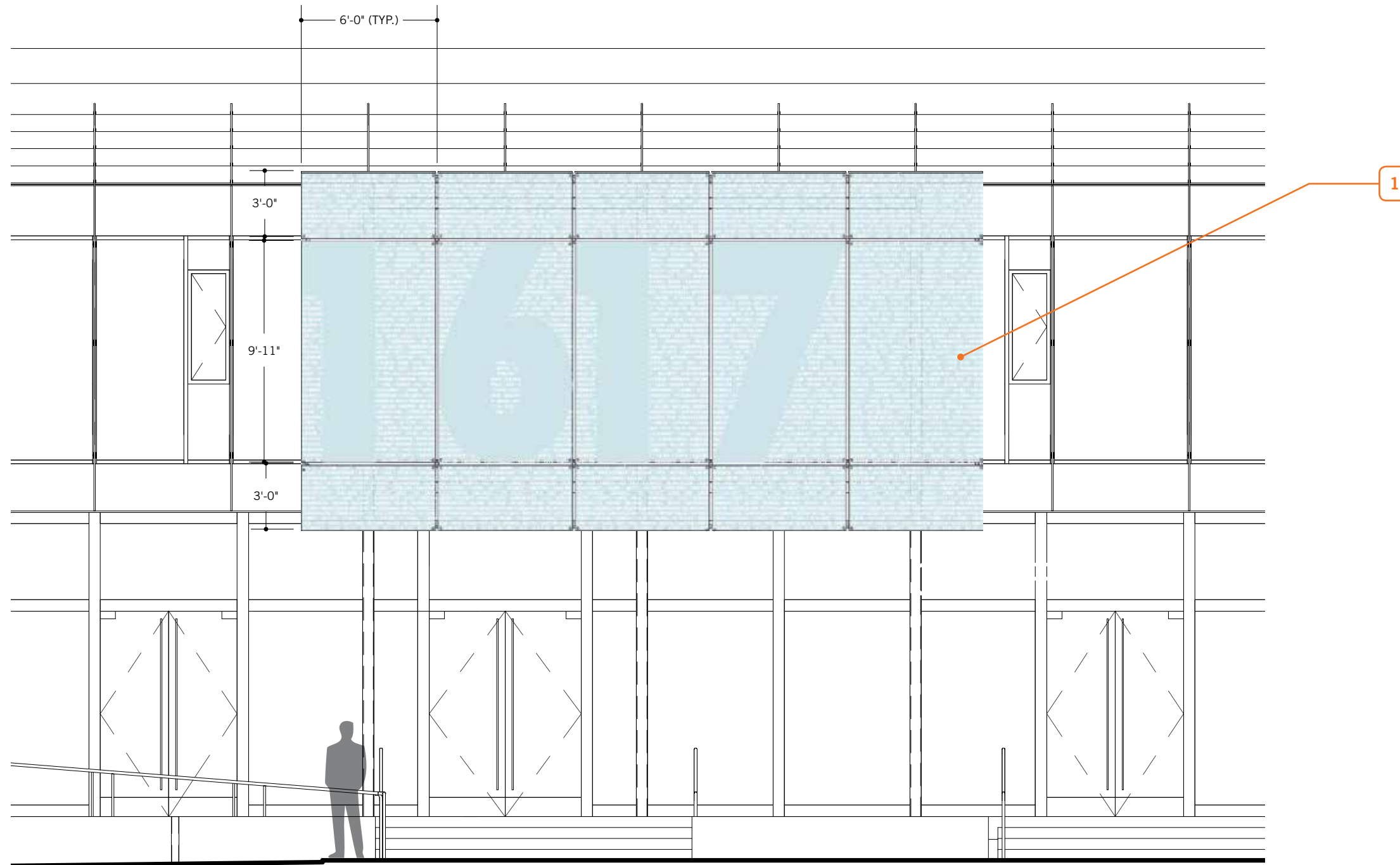


**END VIEW**  
SCALE: 3/8" = 1'-0"

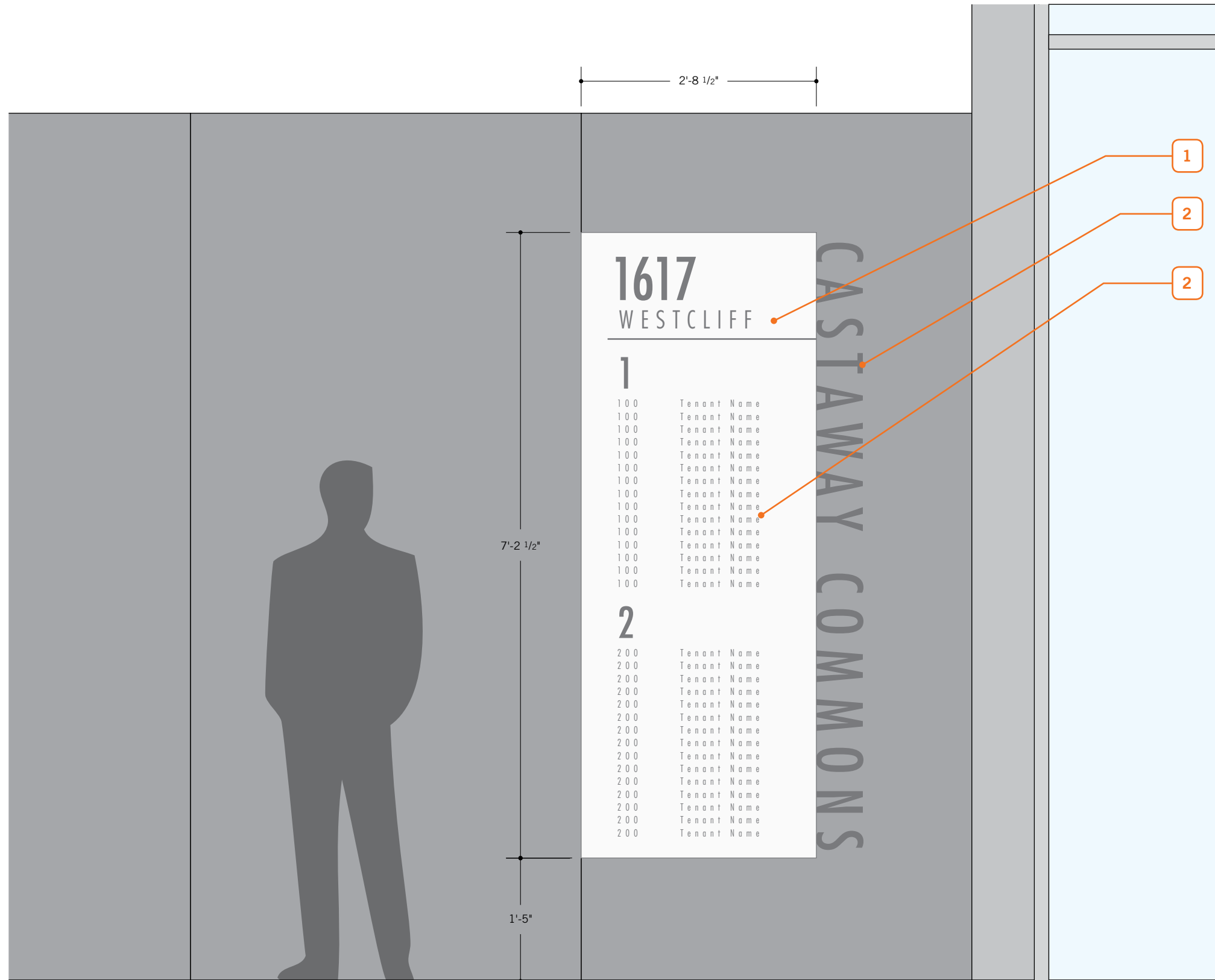
**SIGN TYPE 10 - REAR ENTRY ID - ELEVATION**  
SCALE: 3/16" = 1'-0"

## KEY NOTES

- 1 FRITTED GLASS PANELS. PATTERN (TBD)



**SIGN TYPE 11 - FRITTED GLASS - ELEVATION**  
SCALE: 3/16" = 1'-0"



**KEY NOTES**

- 1 3/8" THICK WHITE BACKPAINTED GLASS RECESSED INTO WALL PANE.
  - 2 GRAPHICS TO BE SURFACE APPLIED HIGH PERFORMANCE SATIN DARK GREY VINYL.
- FONT: FUTURA MEDIUM CONDENSED

**SIGN TYPE INT-1 - LOBBY DIRECTORY**  
SCALE: 3/8" = 1'-0"



## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

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

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

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

## **ZONING ADMINISTRATOR ACTION LETTER**

**Application No.**            **Comprehensive Sign Program No. CS2015-006 (PA2015-118)**

**Applicant**                **Burnham-Ward Properties LLC**

**Site Address**            **1617 Westcliff Drive (Castaway Commons)**

**Legal Description**      **Portion of Lots 7 & 8, Tract 4225**

On **August 14, 2015**, the Zoning Administrator approved a comprehensive sign program for the recently renovated commercial building at 1617 Westcliff Drive, referred to as Castaway Commons. The program includes a tenant identification pylon sign, primary and secondary frontage tenant signs, tenant graphic signs, and address and parking regulation signs. The applicant also requests deviation the total number of signs as allowed with the approval of a comprehensive sign program. The intent of this program is to integrate all of the project's sign with the overall site into a unified architectural statement.

Per Zoning Code Section 20.42.120, a comprehensive sign program is required whenever an existing multi-tenant development of three or more tenants is being remodeled or rehabilitated to the extent that the value of the work will be greater than twenty (20) percent of the replacement cost of the building.

The subject property is located within the Commercial General Zoning District (CG) and the General Plan Land Use Element category is General Commercial (CG). The property is not located in the Coastal Zone.

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

### **I. FINDINGS**

#### **Finding**

- A. *The project is categorically exempt from environmental review pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 11 (Accessory Structures).*

#### **Facts in Support of Finding**

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

In accordance with Section 20.42.120 (Comprehensive Sign Program) of the Newport Beach Municipal Code, the following standards and facts in support of such standards are set forth:

#### Standard

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

#### Facts in Support of Standard

1. The proposed Comprehensive Sign Program complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards) because it provides the multi-tenant building with adequate identification while limiting excessive signage. It preserves and enhances community appearance by regulating the type, size, location, quantity, and illumination of signs. Through said regulations, the Comprehensive Sign Program will help to enhance the safety of motorists and pedestrians by minimizing the distraction of signs, as well as to protect the life, health, property, and general welfare of City residents and visitors.
2. The purpose of a comprehensive sign program is to integrate all of a project's signs. A comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs in order to provide incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of Chapter 20.42. This approval integrates all of the signs for the subject property while meeting the purpose and intent of Chapter 20.42.
3. The Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines Manual because the proposed signs are designed to be compatible with the building design in terms of scale, size, and materials. As proposed, signs are designed to effectively communicate a commercial message without creating sign clutter through the use of legible text that contrasts with the background. The location and size of the signs do not dominate, but rather are consistent with the proportions of the façade on which they are located.
4. The proposed primary and secondary signage is located where the architectural design of the building suggests placement of a sign. All proposed signs will employ a consistent sign pattern and are designed to fit with the overall scale of the building.

#### Standard

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

Facts in Support of Standard

1. The multi-tenant building was recently renovated. The number and location of signs will not contribute to an overabundance of signage that will have a detrimental effect on the neighborhood.
2. Proposed signs will not obstruct public views from adjacent roadways because there are no public views through or across the subject property.
3. Proposed signs will not interfere with sight distance from any street, driveway, or parking area. As conditioned, all signage nearing the property line and public right-of-way is required to be approved by the Public Works Department prior to permit issuance.
4. All proposed signage will be integrated with the character and architectural style of the building by maintaining consistency in location, sign height, and materials across each street frontage.

Standard

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

Facts in Support of Standard

1. The proposed Comprehensive Sign Program addresses all project signage. Temporary and exempt signs not specifically addressed in the sign program shall be regulated by the provisions of Zoning Code Chapter 20.42 (Sign Standards). 0

Standard

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

Facts in Support of Standard

1. The Comprehensive Sign Program allows for future changes in tenant mix or uses because the tenant names are not specific and the signs are not dedicated to specific tenant suites, with the exception of the main restaurant.



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

#### Standard

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

#### Facts in Support of Standard

1. The Comprehensive Sign Program allows for deviations with regards to the number, location, and size of the wall signs and vehicle directional signs throughout the office site. The approval conforms to all other standards of Zoning Code Chapter 20.42 (Sign Standards), and enhances the overall development by integrating all of the project's signs with the overall site and structure design into a unified architectural statement.
2. There is a reasonable need for the number, location, type, and size of signs at the subject site to provide adequate identification of the building and to direct vehicular traffic.
3. The 30 percent increase in allowable sign area and the 20 percent increase in allowable sign height will allow for project identification signage that is up to scale with the overall development and will ensure appropriate visibility is provided from the abutting rights-of-way.
4. The deviation from required sign location and the number of the wall signs will allow for signage placement that fits well with the architectural background on which it is proposed.

#### Standard

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

#### Facts in Support of Standard

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

#### Standard

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

Facts in Support of Standard

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

**II. CONDITIONS**

All proposed signs shall be in substantial conformance with the approved plans, Comprehensive Sign Program Matrix Table, and provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code, unless otherwise indicated in the following conditions:

1. Anything not specifically approved by this Comprehensive Sign Program is prohibited.
2. A building permit shall be obtained prior to commencement of installation of the signs.
3. A copy of this letter shall be incorporated into the plan check sets of plans prior to issuance of building or sign permits.
4. Signs shall be maintained in a clean and orderly condition.
5. The sign area shall be measured by two (2) perpendicular sets of parallel lines that surround the proposed sign copy area.
6. Sign that are to be illuminated shall be regulated in accordance with the provisions of Section 20.42.070 of the Newport Beach Municipal Code. If, in the opinion of the Community Development Director, illumination creates an unacceptable negative impact on surrounding land uses or sensitive habitat areas, the Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
7. All work performed near or within the public right-of-way shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement, if required.
8. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Division, so long as the sign size, copy configuration, and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of signs shall be exercised as necessary. Revisions that would substantially deviate from

the original approval shall require approval of a new/revised comprehensive sign program by the Zoning Administrator.

9. The Zoning Administrator may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.
10. This approval shall expire and become void unless exercised within twenty-four (24) months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.
11. 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 1617 Westcliff Drive (Castaway Commons) Sign Program including, but not limited to, Comprehensive Sign Program No. CS2015-006 (PA2015-118). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

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

By:



\_\_\_\_\_

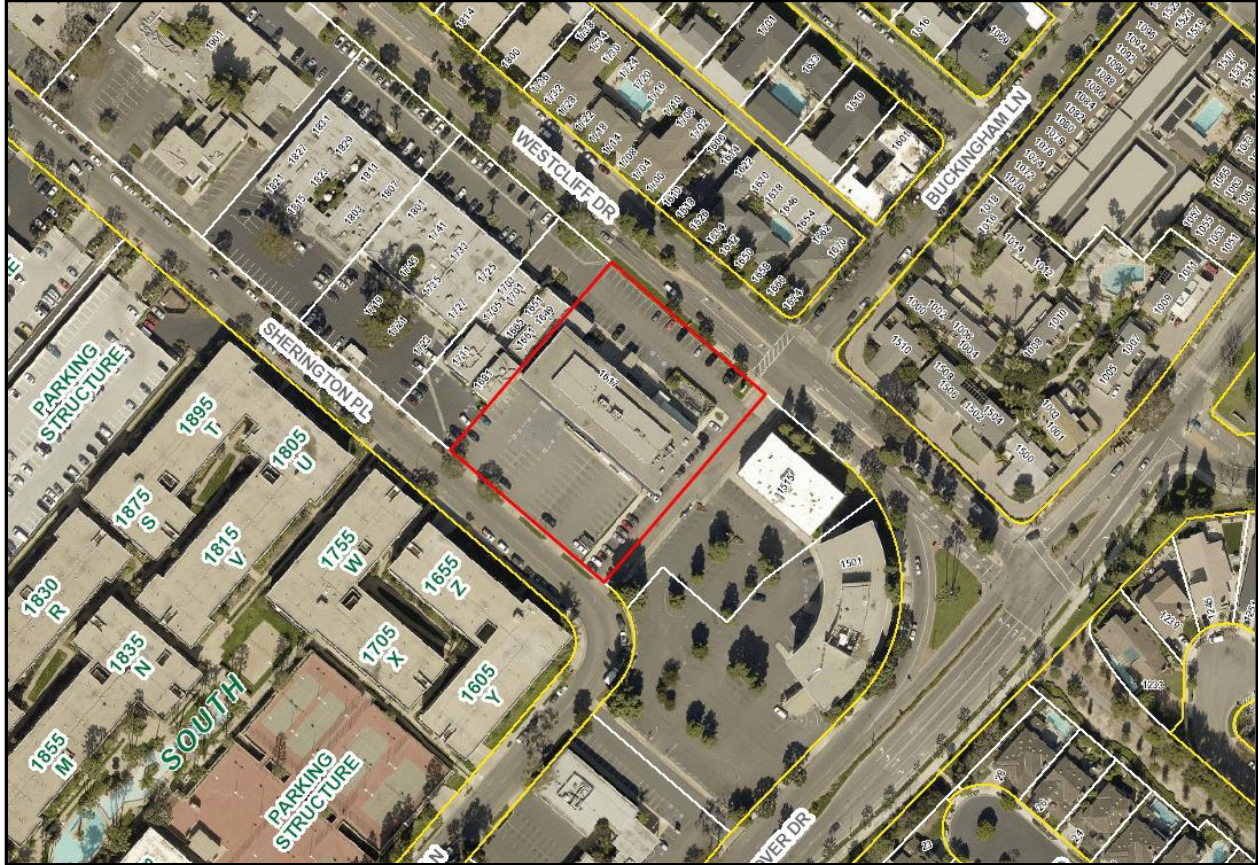
Brenda Wisneski, AICP, Zoning Administrator

Attachments: CD 1 Vicinity Map  
CD 2 Sign Program Matrix  
CD 3 Project Plans

# **Attachment No. CD 1**

Vicinity Map

## Vicinity Map



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Comprehensive Sign Program No. CS2015-006  
PA2015-118

**1617 Westcliff Drive**

# **Attachment No. CD 2**

Sign Program Matrix

**Castaway Commons**  
**1617 Westcliff Drive**  
**Comprehensive Sign Program CS2015-006 (PA2015-118)**

## Street Frontage/Parking Lot Frontage

Westcliff: 261' Street  
 201' Parking

Sherington: 250' Street  
 224' Parking

<b>Sign Type</b>	<b>Primary Frontage Size limitations, where applicable</b>	<b>Secondary Frontage Size limitations, where applicable</b>
<b>Sign Type 1</b>  <b>Project Tenant Pylon</b>	Sign: QTY: 1 Pylon Width: 6'-10 1/2" Height 15'-2" Square Footage: 104 SF  Tenant Name: Width 5'-6" Height 12" Square Footage: 5.5 SF each (88 SF Total) QTY: 8 Tenant Names Max (per side)	n/a
<b>Sign Type 2</b>  <b>Freestanding Directional</b>	n/a	Width: 2'-8 1/2" Height 5'-4" Square Footage: 14.5 SF QTY: 4
<b>Sign Type 3</b>  <b>Wall Mounted Directional</b>	n/a	Sign: QTY: 1 Wall Mounted Sign Width: 7'-10 1/4" Height 5'-0" Square Footage: 38.5 SF  Tenant Name: Width: 5'-4" Height 12" Square Footage: 5.5 SF each (16.5 SF Total) QTY: 3 Tenant Names Max
<b>Sign Type 4</b>  <b>Restaurant Id</b>	Width: 13'-3" Height 1'-3" Square Footage: 16.5 SF QTY: 1	n/a
<b>Sign Type 5</b>  <b>Canopy Mount Tenant ID</b>	Width: 15'-0 1/2" Height 1'-6" Square Footage: 22.5 SF QTY: 3 Total 1 sign per tenant per frontage	Width: 15'-0 1/2" Height 1'-6" Square Footage: 22.5 SF QTY: 4 Total 1 sign per tenant per frontage



<b>Sign Type</b>	<b>Primary Frontage Size limitations, where applicable</b>	<b>Secondary Frontage Size limitations, where applicable</b>
<b>Sign Type 6 Wall Mount Tenant Graphic</b>	Width: 5'-0" Height 5'-0" Square Footage: 25 SF QTY: 2	Width: 5'-0" Height 5'-0" Square Footage: 25 SF QTY: 2
<b>Sign Type 7 Reserved Parking Sign</b>	Width: 1'-2" Height 5'-0" Square Footage: 6 SF QTY: 4	Width: 1'-2" Height 5'-0" Square Footage: 6 SF QTY: 8
<b>Sign Type 8 Accessible Parking Sign</b>	Width: 10" Height 5'-0" Square Footage: 5 SF QTY: 2	Width: 10" Height 5'-0" Square Footage: 5 SF QTY: 5
<b>Sign Type 9 Parking Regulatory Sign</b>	Width: 1'-10" Height 5'-0" Square Footage: 9 SF QTY: 1	Width: 1'-10" Height 5'-0" Square Footage: 9 SF QTY: 3
<b>Sign Type 10 Rear Entry Address</b>	n/a	Width: 2'-11" Height 3'-2" Square Footage 9 SF QTY: 1
<b>Sign Type 10 Rear Entry ID</b>	n/a	Width: 8" Height 7'-11" Square Footage 5 SF QTY: 1
<b>Sign Type 11 Fritted Glass Address Panels</b>	Width: 35'-0" Height 15'-11" Square Footage 557 SF QTY: 1	n/a

# **Attachment No. CD 3**

Project Plans



## CASTAWAY COMMONS - SIGN PROGRAM

1617 WESTCLIFF DRIVE  
NEWPORT BEACH  
CALIFORNIA

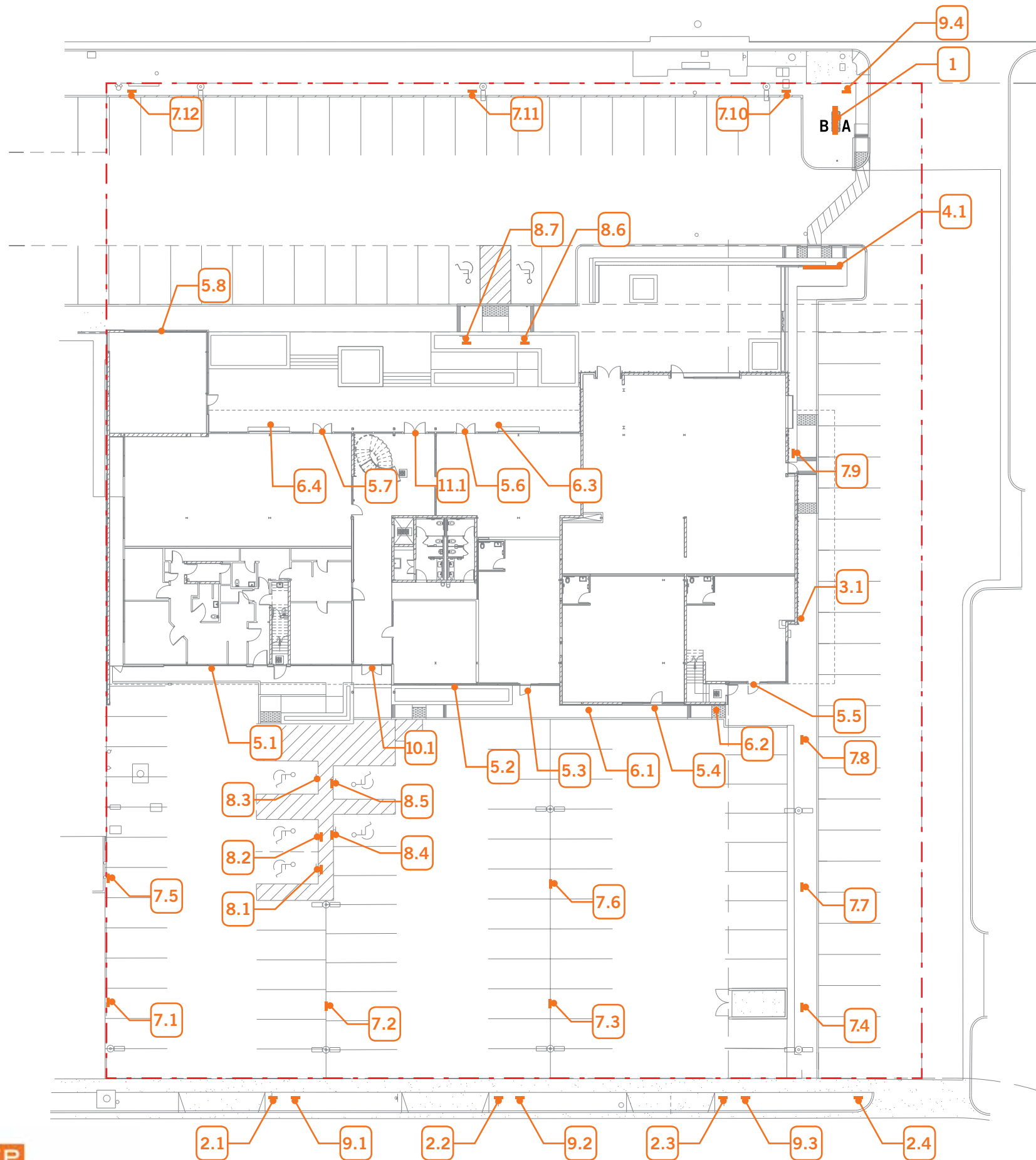
IRV14-8022-00  
08.10.2015

## WARE MALCOMB

architecture | planning | interiors  
graphics | civil engineering

**BWP**

BURNHAM | WARD  
P R O P E R T I E S



**LOCATION PLAN - LEGEND**

- 1 Project Tenant Monument

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- 2 Freestanding Directional\*

---

- 3 Wall Mounted Directional

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- 4 Restaurant ID

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- 5 Canopy Mount Tenant ID

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- 6 Wall Mount Tenant Graphic

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- 7 Reserved Parking Sign

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- 8 Accessible Parking Sign

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- 9 Parking Regulatory Sign

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- 10 Rear Entry Address ID

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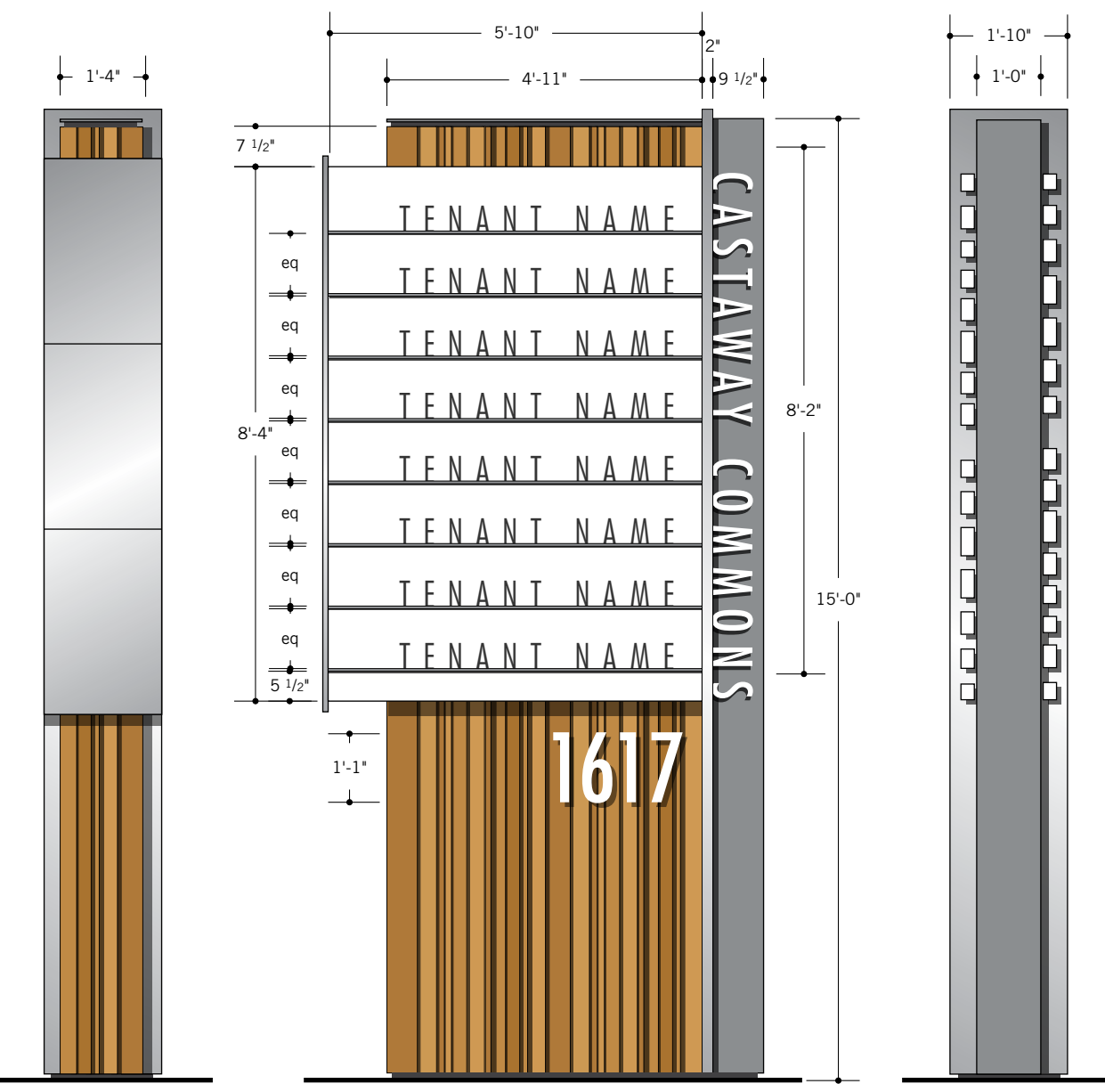
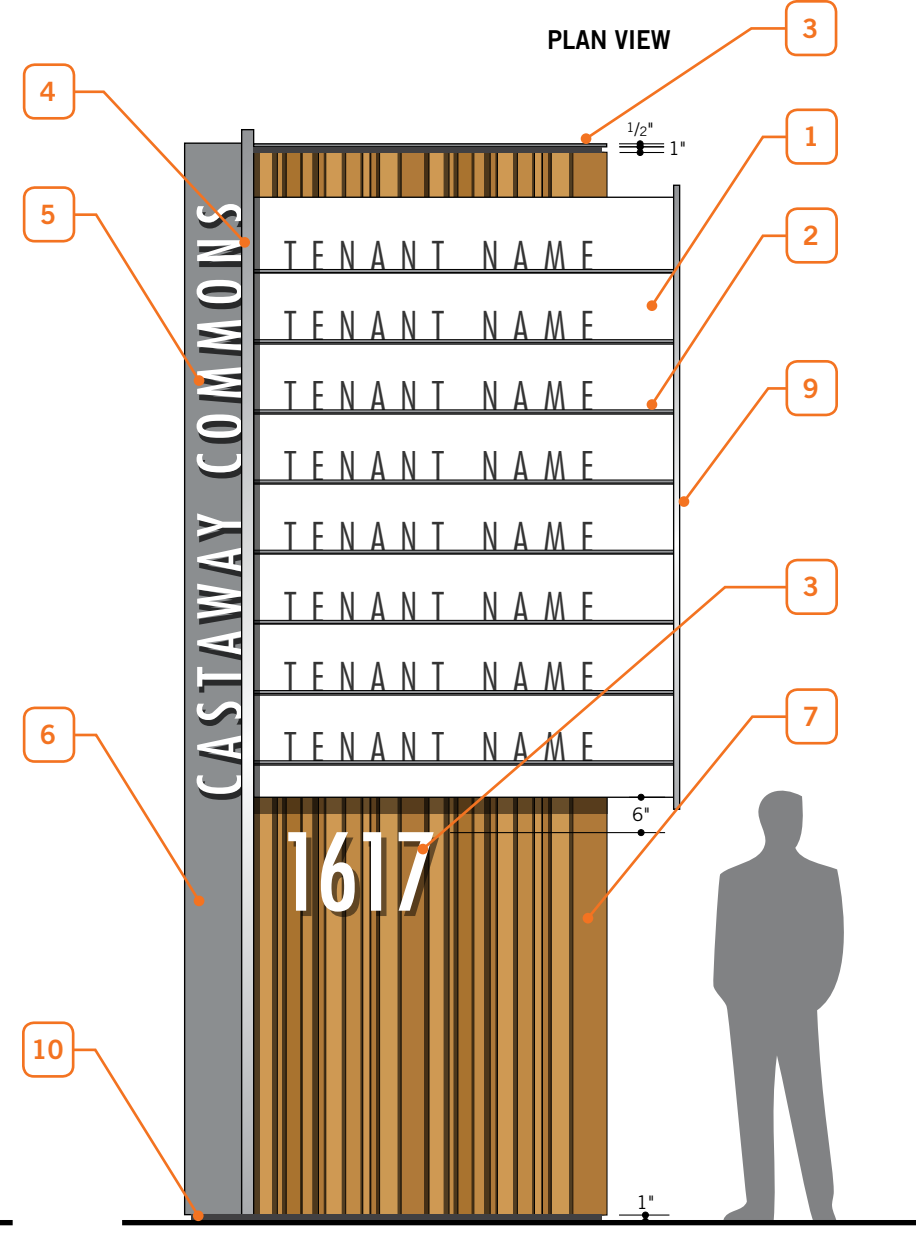
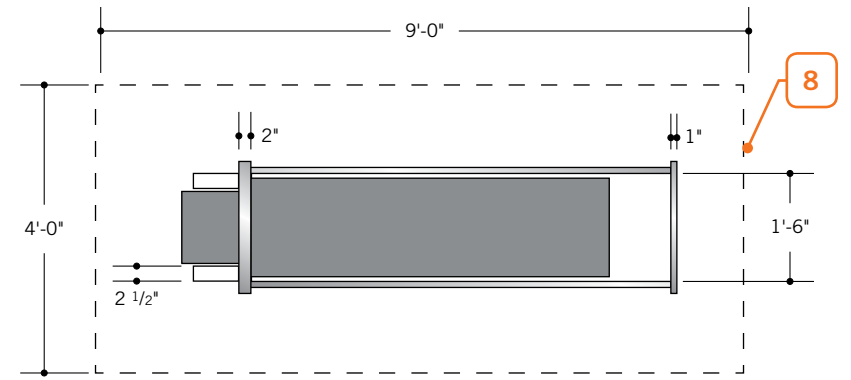
- 11 Fritted Glass Panels

\*Location(s) TBD

Property Line - - -

These drawings and specifications are the property and copyright of Ware Malcomb and shall not be used on any other work except by agreement with Ware Malcomb. Written dimensions shall take precedence over scaled dimensions and shall be verified on the jobsite. Any discrepancy shall be brought to the notice of Ware Malcomb prior to the commencement of any work.

  
**LOCATION PLAN**  
 SCALE: NTS



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

SIGN TYPE 1 - PROJECT TENANT MONUMENT - SIDE B

END VIEW

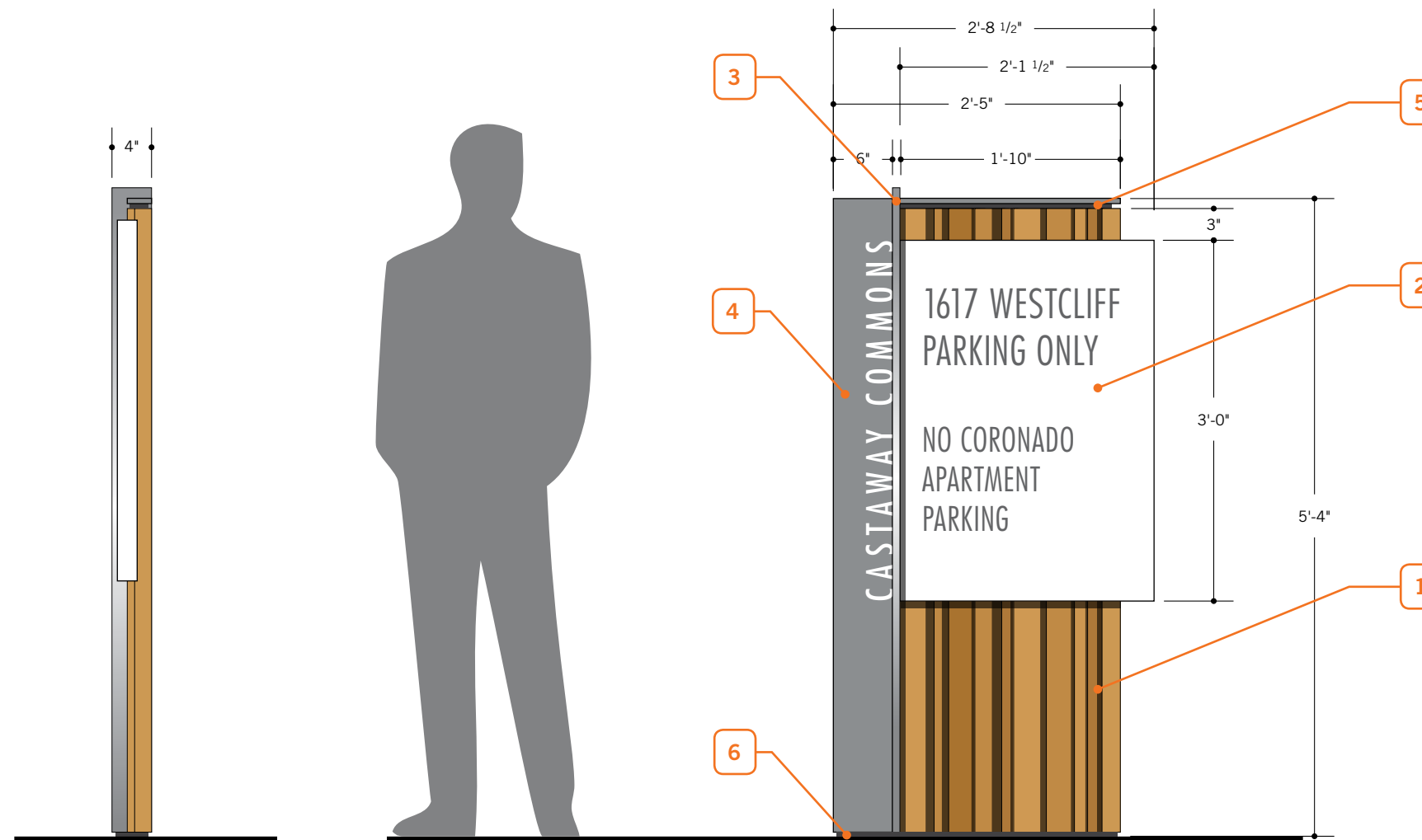
SIGN TYPE 1 - PROJECT TENANT MONUMENT - SIDE A  
SCALE: 3/8" = 1'-0"

### KEY NOTES

- 1 FABRICATED ALUMINUM SIGN CABINET PAINTED MATTHEWS SATIN WHITE WITH MILK WHITE LEXAN FACES AND INTERNAL WHITE LED ILLUMINATION TO PROVIDE EVEN FACE-LIT GLOW. TENANT LETTERING TO BE 3/8" THICK FCO ALUMINUM PAINTED TO MATCH BEN MOORE "IRON MOUNTAIN GREY" AND BASE MOUNTED TO ALUMINUM RAIL.
- 2 1/2" TALL ALUMINUM RAIL PAINTED TO MATCH BEN MOORE "IRON MOUNTAIN GREY" TO SUPPORT TENANT GRAPHICS AS SHOWN.
- 3 1/2" THICK ALUM. CAP PLATE WITH 1" REVEAL BELOW.
- 4 2" ALUMINUM ACCENT RAIL PAINTED MATTHEWS BRUSHED ALUMINUM
- 5 2 1/2" DEEP FABRICATED ALUMINUM CHANNEL LETTERS WITH MILK WHITE LEXAN FACES AND INTERNAL WHITE LED FACE ILLUMINATION.
- 6 FABRICATED ALUMINUM CABINET PAINTED PROJECT MEDIUM GREY.
- 7 IRREGULAR CEDAR SIDING (PER PROJECT STANDARD) MOUNTED TO ALUMINUM CABINET WITH STRUCTURAL STEEL SUPPORT AND CONCRETE FOOTING BELOW GRADE AS REQ. PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.
- 8 LINE INDICATING ROCK BED AREA BY LANDSCAPE ARCHITECT
- 9 1" DEEP FABRICATED ALUMINUM ACCENT PANEL PAINTED MATTHEWS BRUSHED ALUMINUM.
- 10 1" REVEAL PAINTED TO MATCH BEN MOORE "IRON MOUNTAIN GREY"

## KEY NOTES

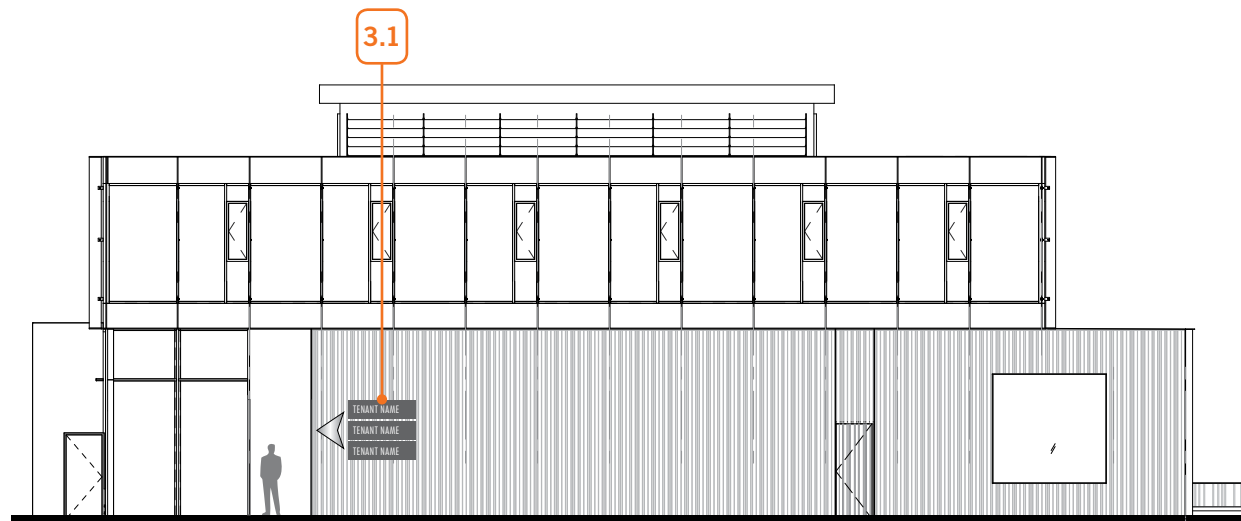
1	IRREGULAR CEDAR SIDING (PER PROJECT STANDARD) MOUNTED TO ALUMINUM CABINET WITH STRUCTURAL STEEL SUPPORT AND CONCRETE FOOTING BELOW GRADE AS REQ. PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.
2	FABRICATED ALUMINUM PANEL PAINTED MATTHEWS SATIN WHITE. GRAPHICS TO BE DARK GREY HIGH PERFORMANCE VINYL.
3	3/4" THK. ROUTED ALUMINUM PLATE PAINTED MATTHEWS BRUSHED ALUMINUM.
4	2" DEEP FABRICATED ALUMINUM CABINET PAINTED PROJECT MEDIUM GREY. GRAPHICS TO BE SATIN WHITE VINYL.
5	1/2" THICK ALUM. CAP PLATE WITH 1/2" REVEAL BELOW.
6	1/2" REVEAL PAINTED TO MATCH BEN MOORE "IRON MOUNTAIN GREY"



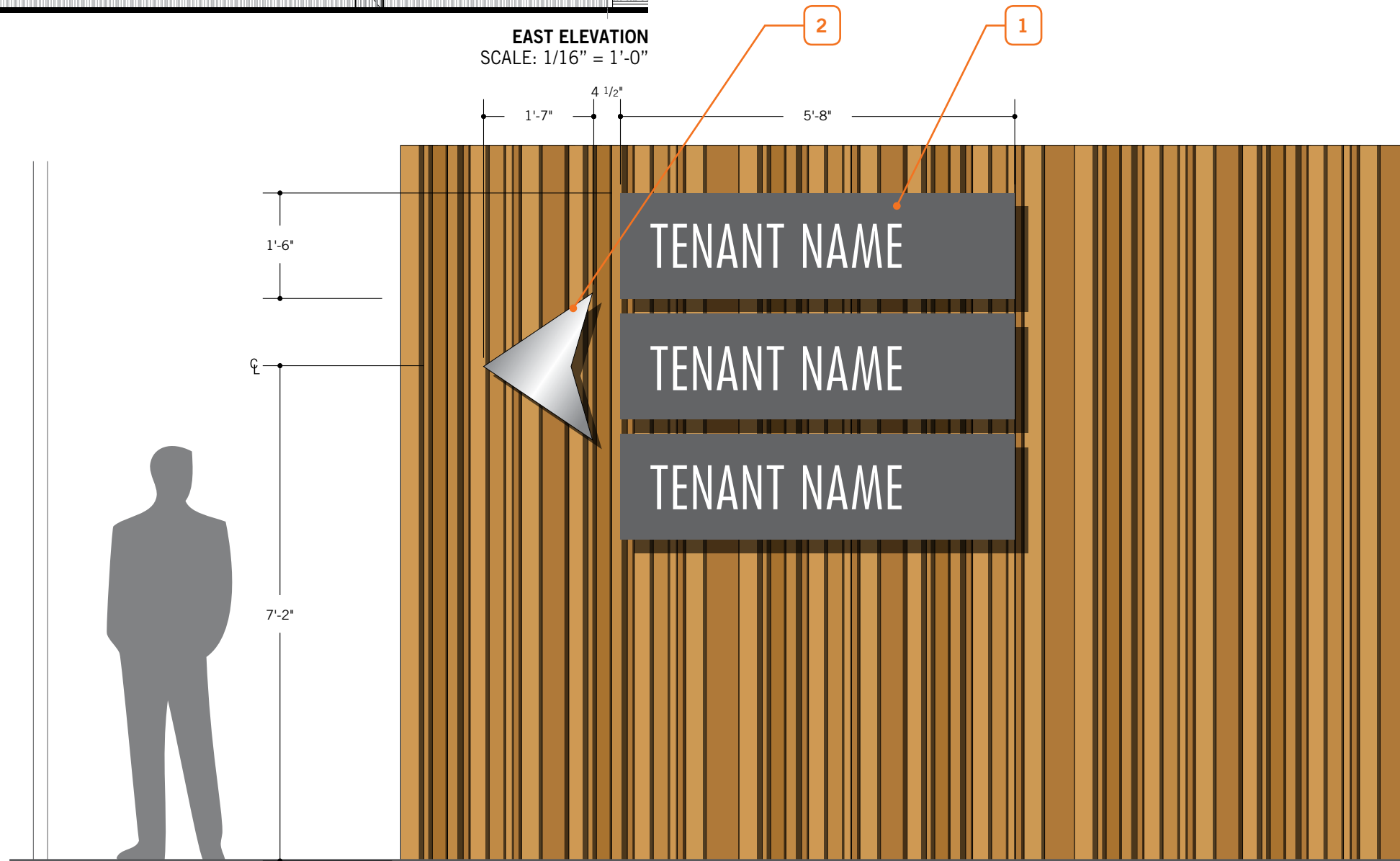
END VIEW

SIGN TYPE 2 - FREESTANDING DIRECTIONAL SIGN - SIDE A  
SCALE: 3/4" = 1'-0"





**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

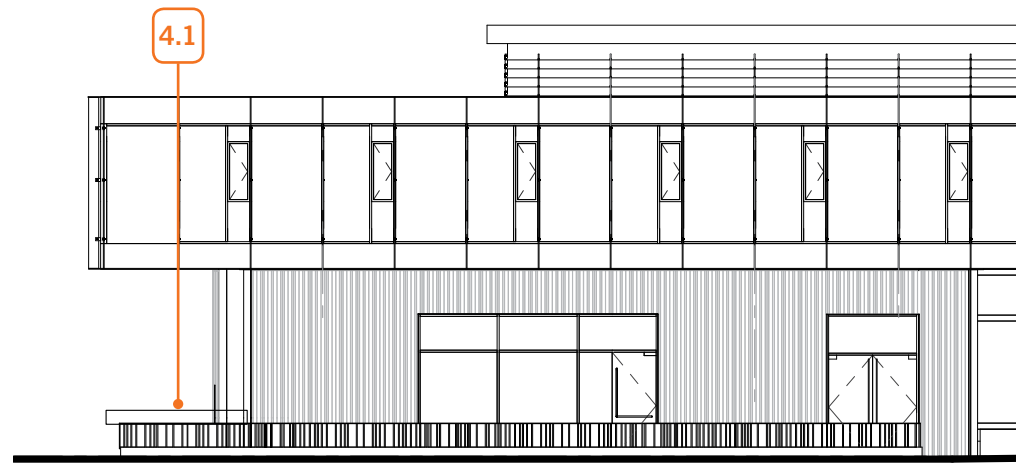


\*tenant names to be verified prior to fabrication

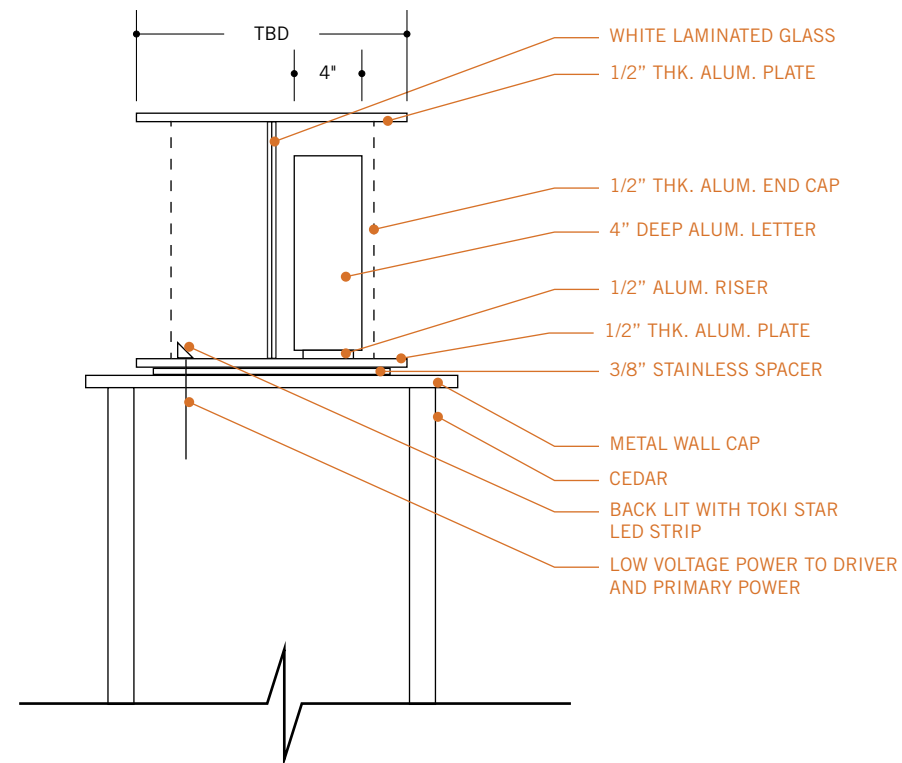
**SIGN TYPE 3 - WALL MOUNTED DIRECTIONAL SIGN**  
SCALE: 3/4" = 1'-0"

**KEY NOTES**

- 1 6" DEEP FABRICATED ALUMINUM TENANT PANELS PAINTED TO BEN MOORE "IRON MOUNTAIN GREY" WITH INTERNALLY ILLUMINATED WHITE LED FLUSH PUSH-THRU ACRYLIC GRAPHICS.
- 2 6" DEEP FABRICATED ALUMINUM ARROW WITH INTERNALLY WHITE LED ILLUMINATED WHITE LEXAN FACE WITH SILVER PERFORATED VINYL OVERLAY. RETURNS AND RETAINER TO BE PAINTED MATTHEWS BRUSHED ALUMINUM.



**PARTIAL NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"

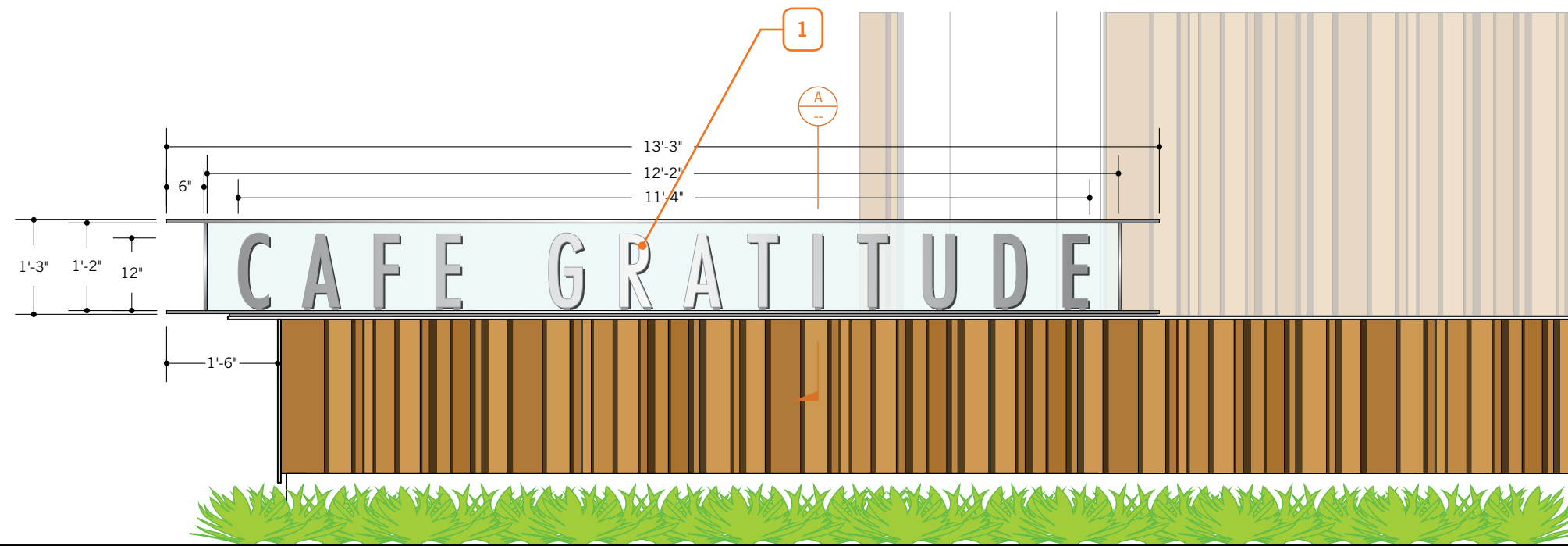
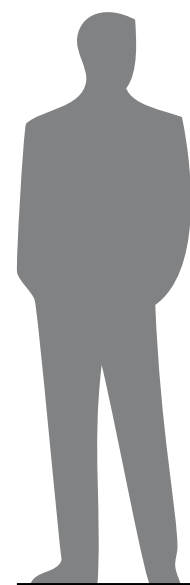


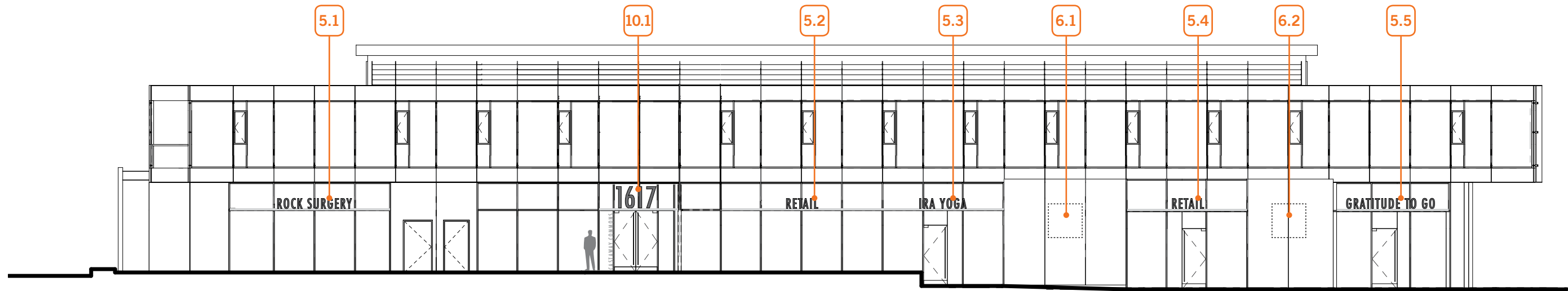
**A: SCHEMATIC SECTION**  
SCALE: NTS

**KEY NOTES**

1

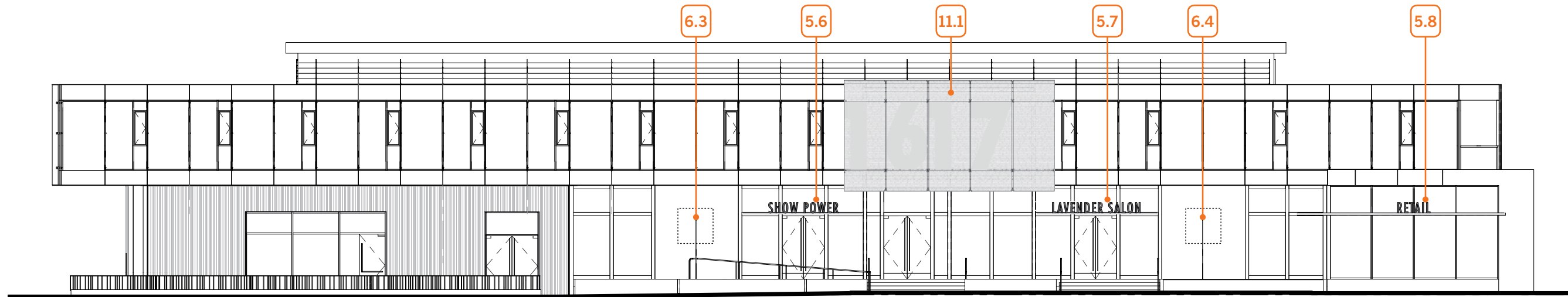
4" DEEP NON-ILLUMINATED INDIVIDUAL FABRICATED ALUMINUM LETTERS WITH CLOSED FINISH BACKS PAINTED MATTHEWS BRUSHED ALUMINUM. LETTERS TO BE BACK LIT AS SHOWN





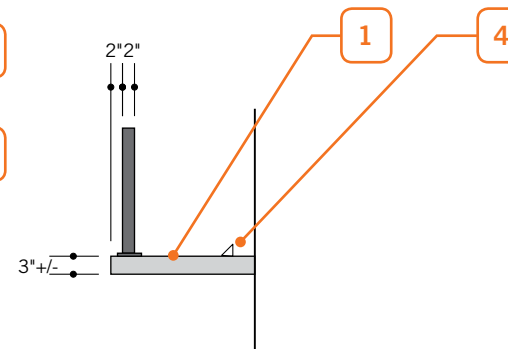
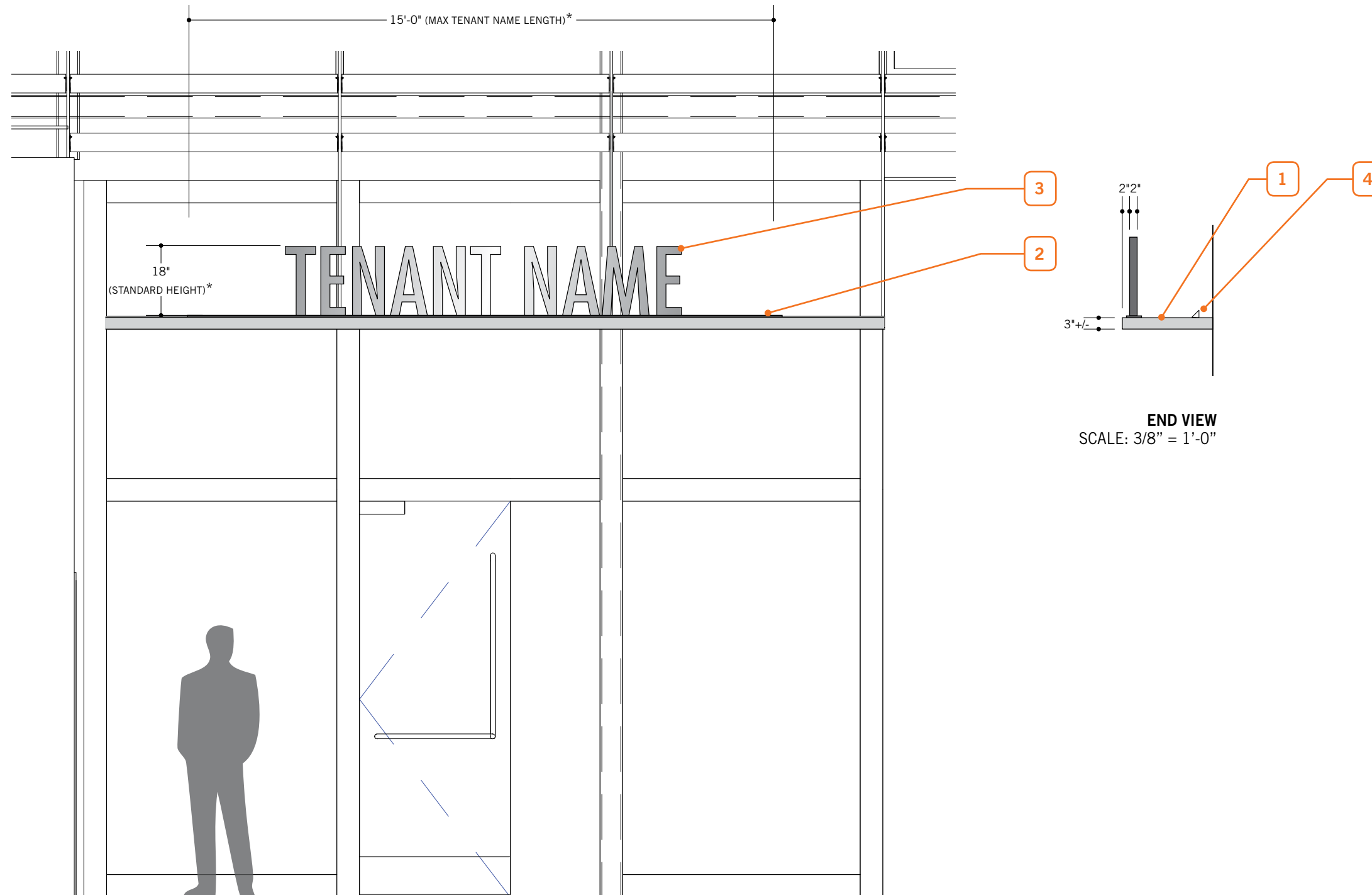
**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

\*G.C. TO PROVIDE ELECTRICAL POWER TO EACH LOCATION SHOWN



**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"

\*ALTERNATE: FOR LONG TENANT NAMES A LETTER HEIGHT OF 12" WITH A MAX TENANT NAME LENGTH OF 15'-0"



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

**KEY NOTES**

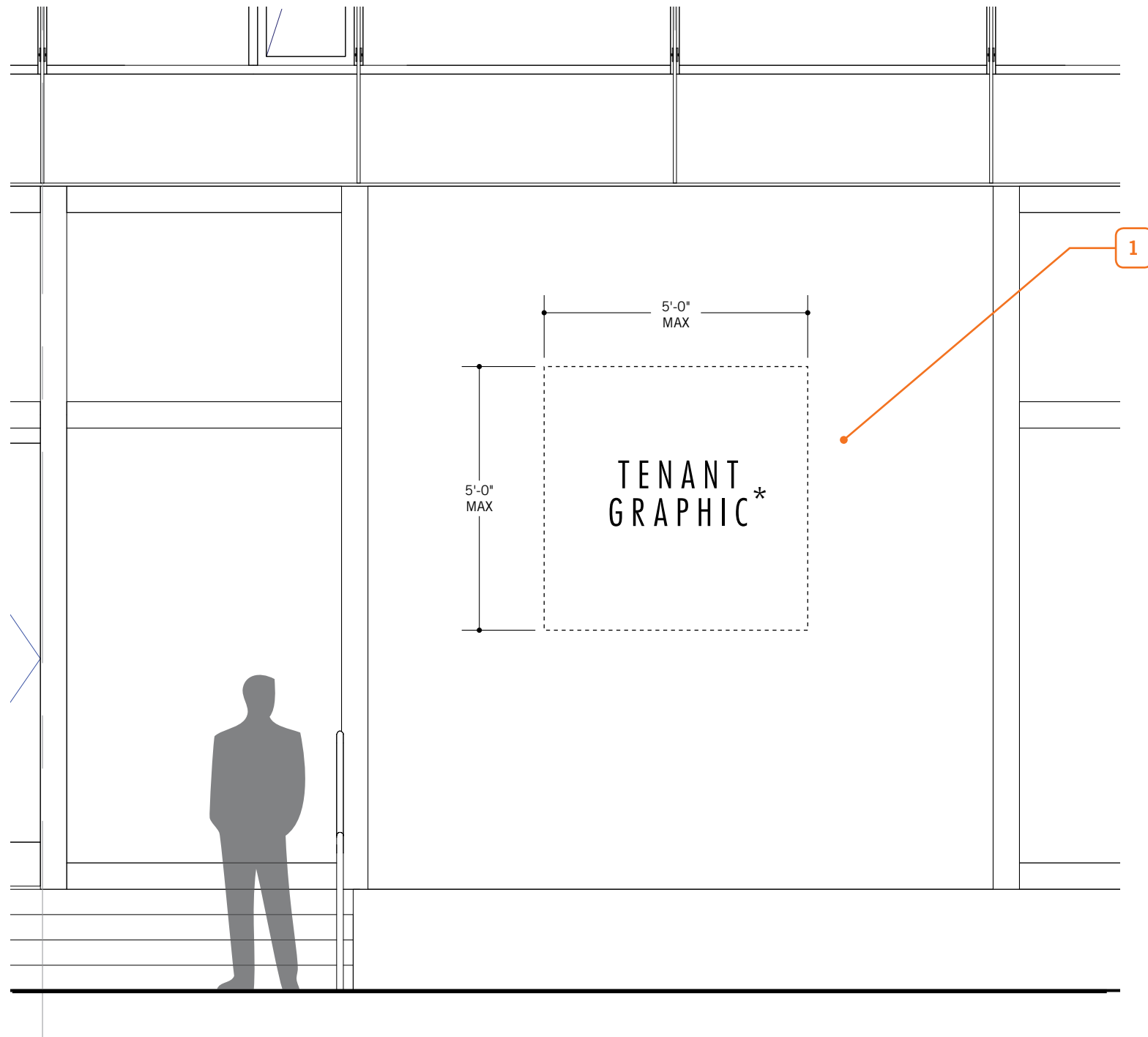
<b>1</b>	CANOPY BY G.C.
<b>2</b>	1/2" TALL BY 4" DEEP MOUNTING SHELF TO SUPPORT LETTERS AND MOUNT TO CANOPY. ALL PENETRATIONS TO BE WATERPROOFED.
<b>3</b>	2" DEEP NON-ILLUMINATED FABRICATED ALUMINUM LETTERS WITH CLOSED BACKS PAINTED MATTHEWS BRUSHED ALUMINUM BASE MOUNTED TO MOUNTING SHELF.
<b>4</b>	LED LIGHT STRIP (BY TOKI STAR) WITH ADJUSTABLE LIGHT FLOOD ANGLE TO UPLIGHT LETTERING FROM BEHIND.

**SIGN TYPE 5 - CANOPY MOUNT TENANT ID SIGN (TYPICAL) - ELEVATION**  
SCALE: 3/8" = 1'-0"

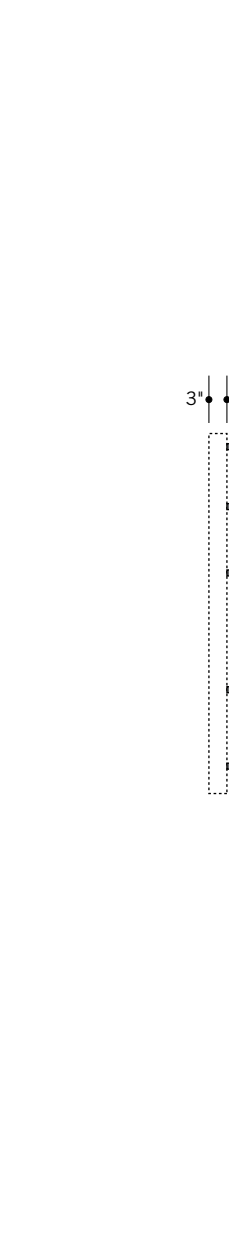
\*THIS GRAPHIC IS LANDLORD OPTIONAL AND SHALL BE EVALUTATED ON A CASE-BY-CASE BASIS.  
 PROPOSED GRAPHIC SHALL MIMIC TENANT LOGO & PROVIDE BRAND RECOGNITION ONLY.  
 NO ADVERTISING SHALL BE PERMITTED.

### KEY NOTES

- 1 3" DEEP FABRICATED ALUMINUM REVERSE PAN CHANNEL LOGO WITH INTERNAL WHITE LED HALO-ILLUMINATION PIN MOUNTED 1 1/2" OFF WALL. COLOR TBD.



SIGN TYPE 6 - WALL MOUNT TENANT ID GRAPHIC (TYPICAL) - ELEVATION  
 SCALE: 3/8" = 1'-0"

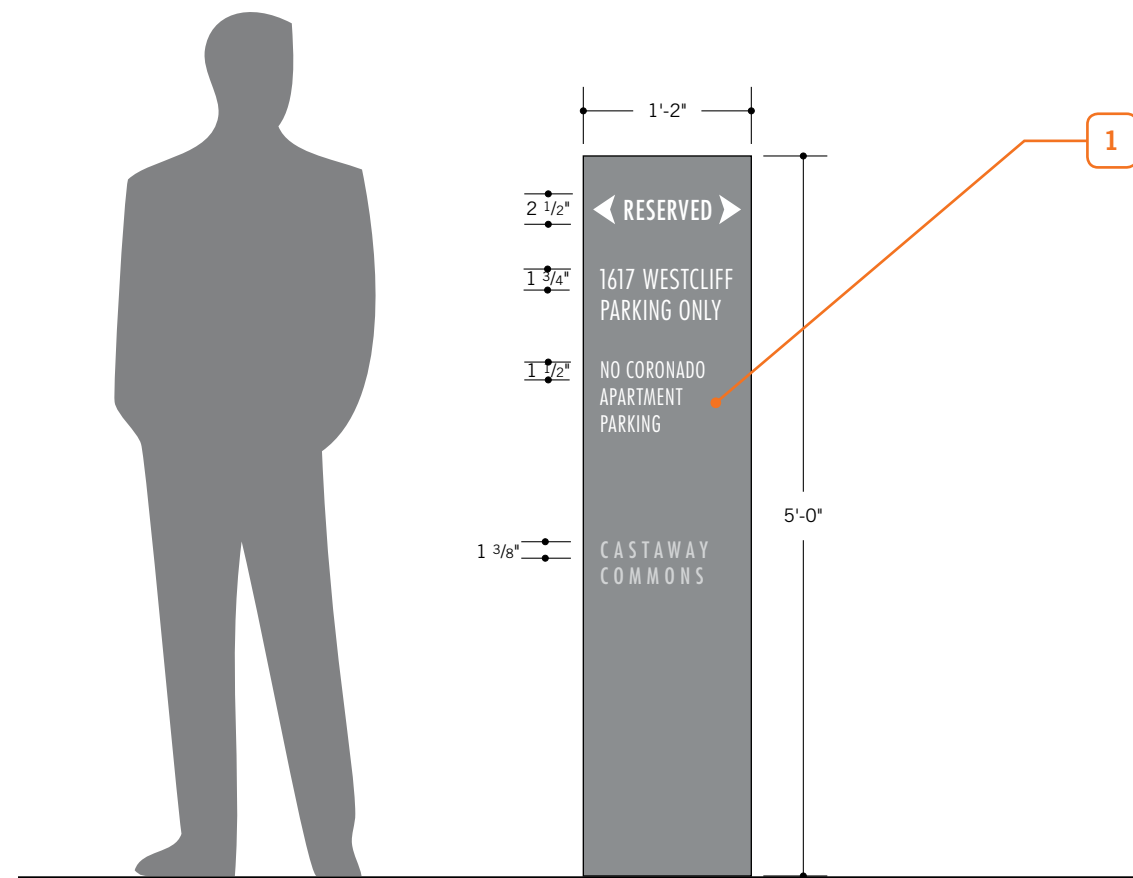


END VIEW  
 SCALE: 3/8" = 1'-0"

## KEY NOTES

1

1/2" THK. ALUMINUM BLADE PAINTED PROJECT MEDIUM GREY WITH WHITE REFLECTIVE VINYL GRAPHICS. "CASTAWAY COMMONS" LETTERING TO BE SILVER HIGH PERFORMANCE VINYL.



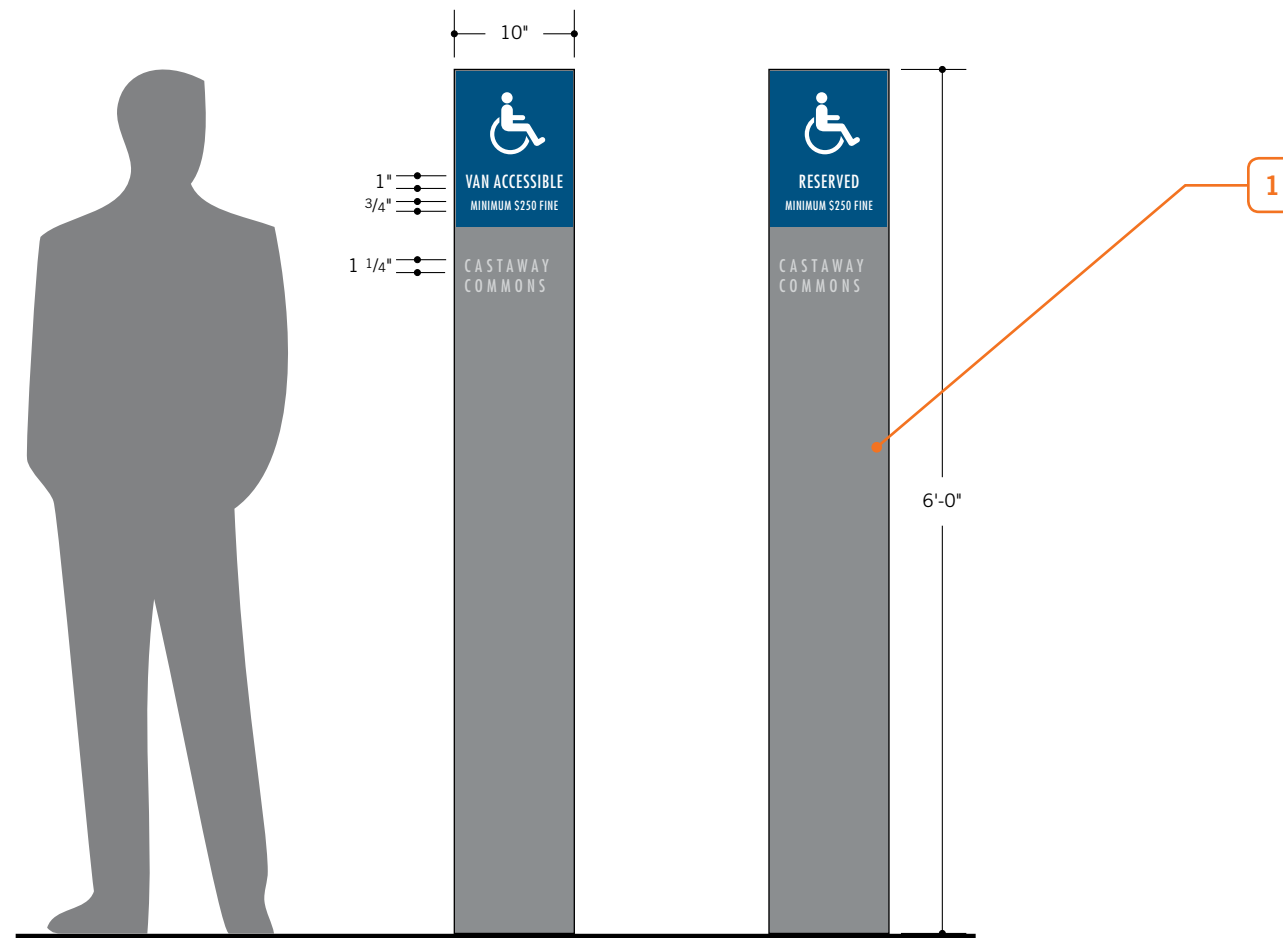
**SIGN TYPE 7 - RESERVED PARKING SIGN**  
SCALE: 3/4" = 1'-0"



**KEY NOTES**

1

1/2" THK. ALUMINUM BLADE PAINTED PROJECT MEDIUM GREY WITH WHITE REFLECTIVE VINYL GRAPHICS. "CASTAWAY COMMONS" LETTERING TO BE SILVER HIGH PERFORMANCE VINYL. BLUE FIELD TO BE ARLON 05 BLUE HIGH PERFORMANCE VINYL HELD IN 1/8" FROM EDGE.

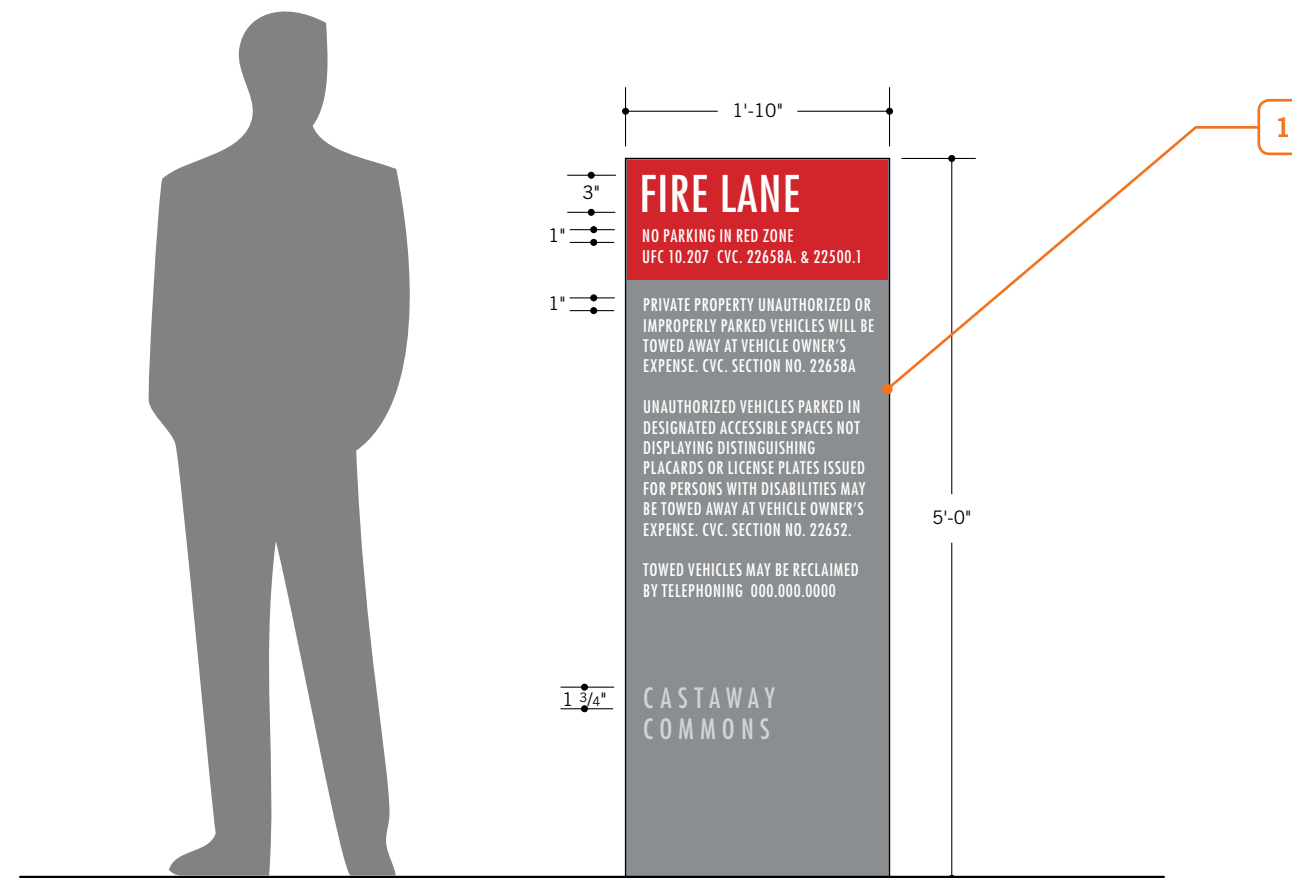


**SIGN TYPE 8 - ACCESSIBLE PARKING SIGN**  
SCALE: 3/4" = 1'-0"

## KEY NOTES

1

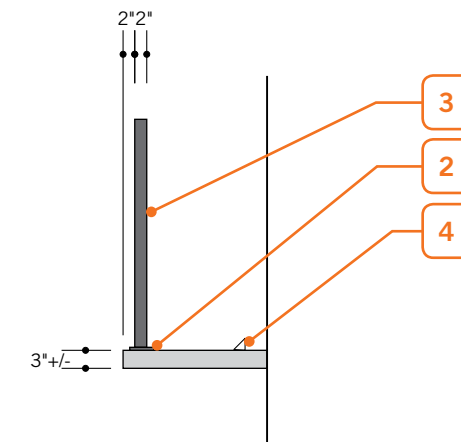
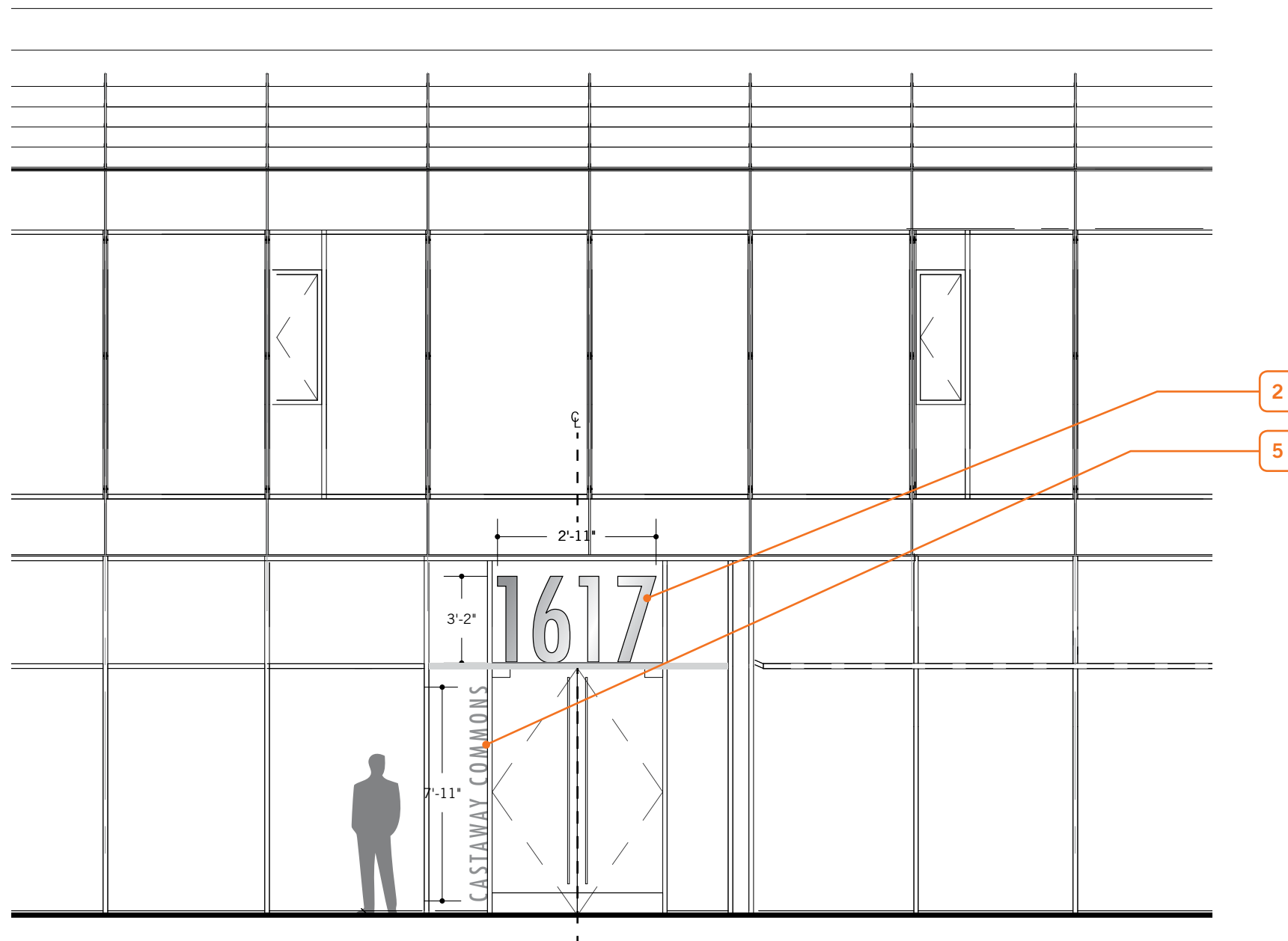
1/2" THK. ALUMINUM BLADE PAINTED PROJECT MEDIUM GREY WITH WHITE REFLECTIVE VINYL GRAPHICS. "CASTAWAY COMMONS" LETTERING TO BE SILVER HIGH PERFORMANCE VINYL. RED FIELD TO BE ARLON O1 RED HIGH PERFORMANCE VINYL HELD IN 1/8" FROM EDGE.



**SIGN TYPE 9 - PARKING REGULATORY SIGN**  
SCALE: 3/4" = 1'-0"

## KEY NOTES

- |          |   |
|----------|---|
| <b>1</b> | CANOPY BY G.C.  |
| <b>2</b> | 1/2" TALL BY 4" DEEP MOUNTING SHELF TO SUPPORT LETTERS AND MOUNT TO CANOPY. ALL PENETRATIONS TO BE WATERPROOFED.                        |
| <b>3</b> | 2" DEEP NON-ILLUMINATED FABRICATED ALUMINUM LETTERS WITH CLOSED BACKS PAINTED MATTHEWS BRUSHED ALUMINUM BASE MOUNTED TO MOUNTING SHELF. |
| <b>4</b> | LED LIGHT STRIP (BY TOKI STAR) WITH ADJUSTABLE LIGHT FLOOD ANGLE TO UPLIGHT LETTERING FROM BEHIND.                                      |
| <b>5</b> | SURFACE APPLIED SATIN WHITE HIGH PERFORMANCE VINYL LETTERING.   |

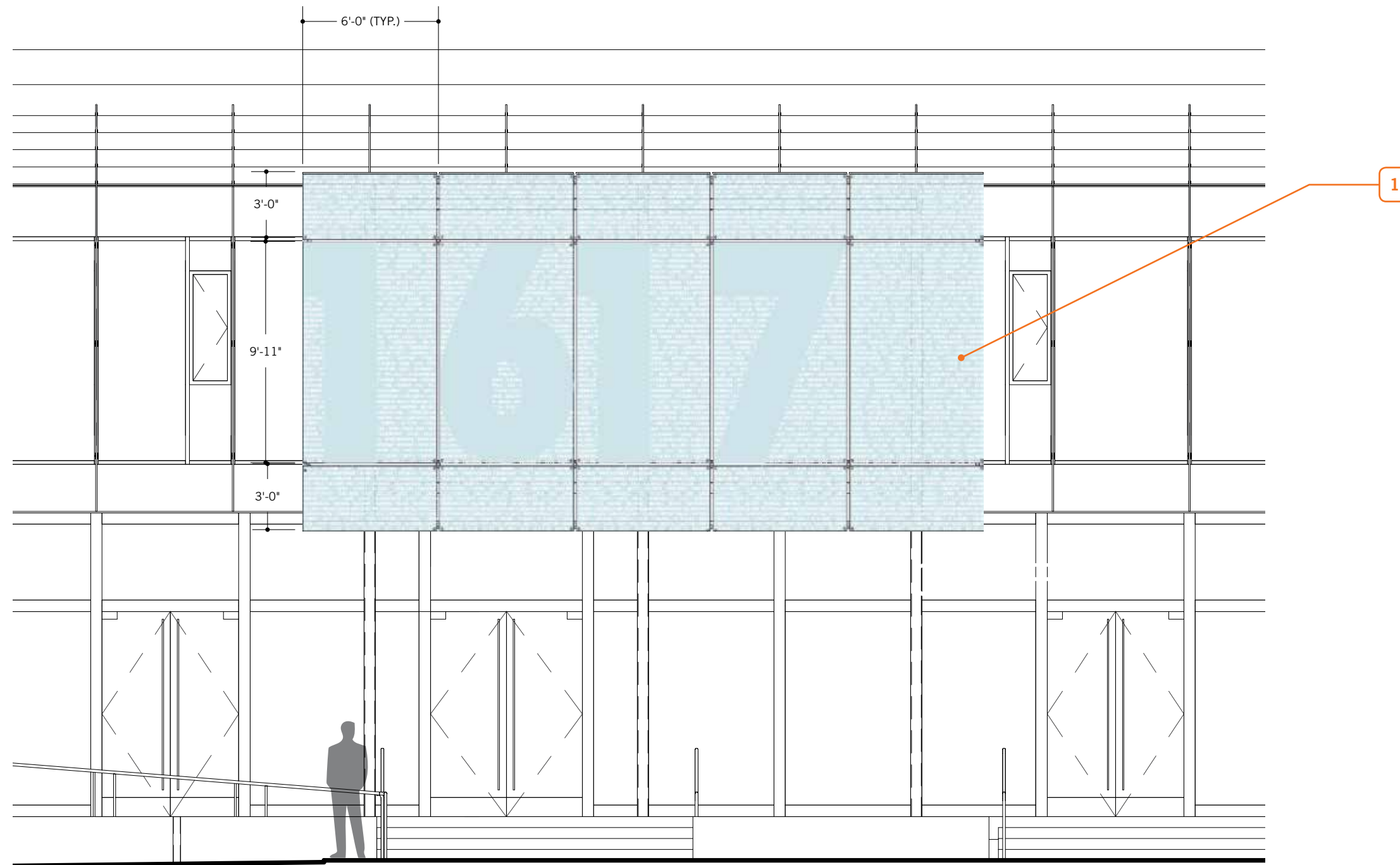


**END VIEW**  
SCALE: 3/8" = 1'-0"

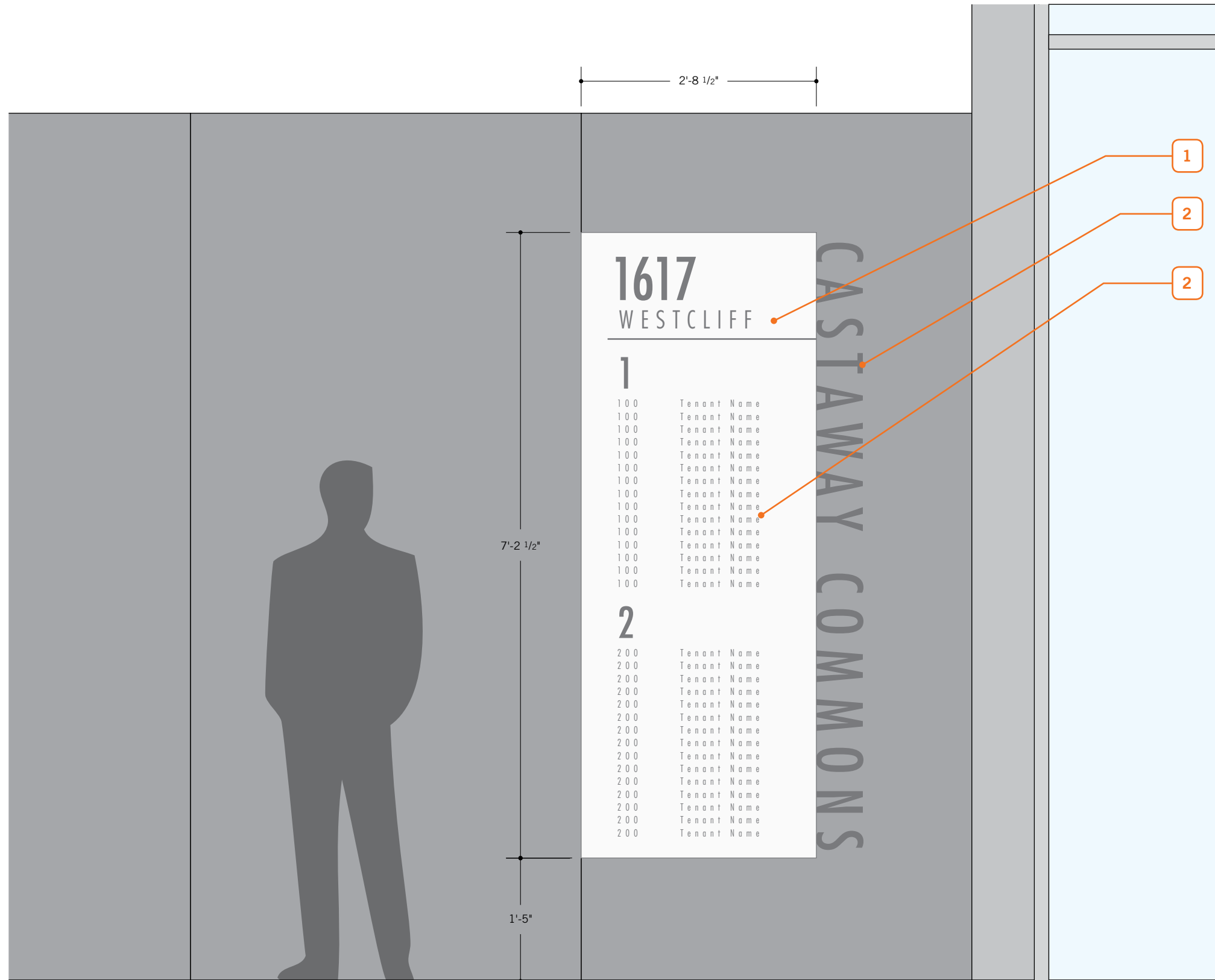
**SIGN TYPE 10 - REAR ENTRY ID - ELEVATION**  
SCALE: 3/16" = 1'-0"

## KEY NOTES

- 1 FRITTED GLASS PANELS. PATTERN (TBD)



**SIGN TYPE 11 - FRITTED GLASS - ELEVATION**  
SCALE: 3/16" = 1'-0"



## KEY NOTES

- 1 3/8" THICK WHITE BACKPAINTED GLASS RECESSED INTO WALL PANE.
  - 2 GRAPHICS TO BE SURFACE APPLIED HIGH PERFORMANCE SATIN DARK GREY VINYL.
- FONT: FUTURA MEDIUM CONDENSED

**SIGN TYPE INT-1 - LOBBY DIRECTORY**  
SCALE: 3/8" = 1'-0"