



**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 March 11, 2016

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**ZONING ADMINISTRATOR ACTIONS  
MARCH 10, 2016**

- Item 1: Ferrari Comprehensive Sign Program No. CS2015-014 and Modification No. MD2016-001 (PA2015-211)  
Site Address: 900-950 West Coast Highway
- Action: Approved by Resolution No. ZA2016-009 Council District 3
- Item 2: Newport Center Drive Tentative Parcel Map No. NP2015-021 (PA2015-213)  
Site Address: 500, 520 and 550 Newport Center Drive and 545 and 555 San Nicolas Drive
- Action: Approved by Resolution No. ZA2016-010 Council District 5

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

- Item 1: Comprehensive Sign Program No. CS2015-004 (PA2015-085)  
Site Address: 2350 Bristol Street
- 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. ZA2016-009

### A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COMPREHENSIVE SIGN PROGRAM NO. CS2015-014 AND MODIFICATION PERMIT NO. MD2016-001 FOR AN INCREASE IN SIGN NUMBER, AREA, LETTER, AND LOGO HEIGHT LOCATED AT 900-950 WEST COAST HIGHWAY (PA2015-211)

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

#### SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Kazanchyan Design, with respect to property located at 900-950 West Coast Highway, and legally described as Parcel 1 of Resubdivision No. 467, requesting approval of a comprehensive sign program and modification permit.
2. The applicant is requesting approval of a comprehensive sign program and modification permit to authorize signage for a new Ferrari automobile dealership in an existing commercial plaza. The applicant is seeking the following deviations from Chapter 20.42 (Sign Standards) of the Zoning Code:

#### *Comprehensive Sign Program*

- a) The installation of three wall signs on the primary frontage, where the Zoning Code only allows one wall sign;
- b) The installation of two wall signs on the secondary frontage, where the Zoning Code only allows one wall sign;
- c) The placement of wall signs outside the middle fifty (50) percent of tenant frontages;
- d) Signs located on adjacent walls on the same building will not be separated by a minimum of thirty (30) feet measured along the exterior walls of the building;
- e) Proposed sign area of 89 square feet for the Ferrari channel letter sign (Sign A3), located on the primary frontage facing West Coast Highway. The Zoning Code allows a maximum of 75 square feet for wall signs located on the primary frontage (18.66% increase);

*Modification Permit*

- f) Proposed sign area of 89 square feet for the Ferrari channel letter sign (Sign B2), located on the secondary frontage facing the parking lot. The Zoning Code allows a maximum sign area of 44.5 square feet for wall signs located on the secondary frontage (100% increase);
  - g) Proposed sign height of 4 feet on the Ferrari channel letter signs (Signs A3 and B2) located on the primary and secondary frontage. The Zoning Code allows for a maximum sign height of 3 feet (33.33% increase); and
  - h) Proposed logo sign height of 5 feet (Signs A1 and B1) located on the primary and secondary frontage. The Zoning Code allows for a maximum logo height of 3 feet (66.66% increase).
- 3. The subject property is located within the Commercial General (CG) Zoning District and the General Plan Land Use Element category is General Commercial (GC).
  - 4. The subject property is not located within the coastal zone.
  - 5. A public hearing was held on March 10, 2016 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 15311, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 11 (Accessory Structures).
- 2. Class 11 consists of construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to signs.

SECTION 3. REQUIRED FINDINGS.

*Comprehensive Sign Program*

Pursuant to Section 20.42.120, the comprehensive sign program allows for an increase in sign height by twenty (20) percent above that allowed and an increase in sign area by thirty (30) percent above that allowed. The program shall comply with the standards of the Zoning Code, except that deviations are allowed with regard to sign area, total number, location, and/or height of signs. In accordance with Section 20.42.120 (Comprehensive Sign Program

Standards) of the Newport Beach Municipal Code, the following standards and facts in support of such standards are set forth:

Standard:

- A. *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].*

Facts in Support of Standard:

1. 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.
2. The proposed Comprehensive Sign Program complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards) because it provides the commercial plaza with adequate identification while guarding against an excessive sign proliferation. Wall signs will be limited to reverse illuminated channel letters proportional to the building façade in the general location depicted on the project plans. Logos will be limited to primary and secondary frontages of 900 West Coast Highway.
3. The Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines because the proposed signs are designed to be compatible with the building design in terms of scale, size, and materials. The 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 width of the primary façade is 113 feet and the width of the secondary façade is 83 feet. The placement and size of the signs do not dominate, but rather are consistent with the proportions of the façade on which they are located.

Standard:

- B. *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 number and location of signs will not contribute to an overabundance of signage that will have a detrimental effect on the neighborhood. There is an existing dealership on the other end of the complex that has a similar placement of signs on

its façade. The increase in the number of signs on 900 West Coast Highway will be similarly placed as the adjacent dealership and will provide adequate identification to motorists travelling on West Coast Highway.

2. All proposed signage will be in harmony with the character and architectural style of the building. The placement and size of the wall signs are complementary to the building's large fascia and will comply with the limitations in the Sign Matrix included in Exhibit B.
3. The wall signs located on 930 and 950 West Coast Highway have a maximum height of 3 feet and maximum area of 75 square feet. These standards are permitted by the Zoning Code.

Standard:

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

Facts in Support of Standard:

1. The sign program includes all project signage. Temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions of Chapter 20.42.

Standard:

- D. *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 developed to be effective for commercial uses and allow flexibility for future changes in tenants.
2. It is not anticipated that future revisions to the Comprehensive Sign Program will be necessary to accommodate changes in tenants or uses. However, the Community Development Director may approve minor revisions to the Comprehensive Sign Program if the intent of the original approval is not affected.
3. Consistent with Chapter 20.42, the Community Development Director (or his/her designee) may approve minor revisions to the Sign Program if the intent of the original approval is not affected.

Standard:

*The program shall comply with the standards of this Chapter, 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.*

Facts in Support of Standard:

1. The Comprehensive Sign Program allows for deviations with regards to the type, number, and location of wall signs. The approval conforms to the intent of Chapter 20.42, and enhances the overall development by integrating the project's signs to be appropriately located and scaled to the building's large fascia and wide building frontage.
2. The proposed Comprehensive Sign Program is consistent with Chapter 20.42, and is being processed concurrently with a Modification Permit consistent with Zoning Code Section 20.52.050 to allow the letter size and sign area to be larger than the standard Zoning Code limitations in order to increase the visibility of the signs and allow for signage that is proportionately sealed to the building fascia.
3. The deviation from the standard that signs shall be located within the middle fifty (50) percent of the building or tenant frontage is appropriate due to the proposed number of signs on a large façade. The standard requirement would force the signs too close in proximity to each other, creating cluttered signage that would be detrimental to the overall development.
4. The deviation from the requirement that signs located on adjacent walls on the same building shall be separated by a minimum of thirty (30) feet measured along the exterior walls of the building is appropriate because the proposed locations of the logo and channel letter signs provides the highest visibility to vehicular traffic traveling in both directions on West Coast Highway. If they were located away from the building corner, the visibility of the signage would be obstructed.

Standard:

*E. 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:

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

Facts in Support of Standard:

1. The content of the signs was not considered and the proposed Comprehensive Sign Program does not contain any regulations regarding sign message content.

***Modification Permit***

Pursuant to Section 20.42.110 of the Newport Beach Municipal Code, deviations in sign height greater than twenty (20) percent and sign area greater than thirty (30) percent are subject to the approval of a modification permit. In accordance with Section 20.52.050 (Modification Permits) 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 subject property is located in the Commercial General Zoning District. The increase in letter height and sign area is compatible with the existing development in the neighborhood because there are several other car dealerships located along West Coast Highway that employ the use of similar signage and logos for identification purposes.
2. The building façade of 900 West Coast Highway measures approximately 113 feet in width on the primary frontage and approximately 83 feet in width on the secondary frontage. Given the width of the building facades and the height of the building at 25 feet, the increased height and area of the wall signs are compatible within the overall massing and bulk of the building.

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 proposed wall signs for the primary frontage of 900 West Coast Highway serves as the main identification for motorists travelling west on West Coast Highway. A commercial building located on 800 West Coast Highway obstructs the visibility of the dealership, which makes an increase in letter/logo height and area for the channel letter and logo signs necessary to assist motorists in identifying the dealership during heavy vehicular traffic.
2. The proposed wall signs for the secondary frontage of 900 West Coast Highway serves as the main identification for motorists travelling east on West Coast

Highway. The secondary frontage faces the parking lot, which is set back from the street and has multiple trees for landscaping that obstructs the visibility of the dealership. An increase in letter/logo height and area is necessary to increase the visibility of the dealership for motorists who are traveling during heavy vehicular traffic.

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 purpose and intent of the sign regulations is to provide users adequate identification while preserving and enhancing the community's appearance. The regulation of sign area and letter/logo height is to ensure that signage does not overwhelm a building façade and create clutter. The proposed increase in the maximum letter/logo height and area will be appropriately scaled to the building given the width of the façade and size of the building fascia.
2. The proposed increase in the maximum letter/logo height and area does not interfere with the purpose and intent of the Zoning Code as it provides for adequate identification of the site while guarding against the excessive and confusing proliferation of signs. The proposed increase addresses the practical difficulty of reduced visibility for motorists traveling in heavy vehicular traffic on West Coast Highway and to identify the dealership location.

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 requested increase in height and area is in scale and similarly placed as other signs in the surrounding area and will not be detrimental to surrounding owners and occupants, the neighborhood, or the general public.
2. Due to the design of the building frontage, the increased letter/logo height and area for the wall signs are necessary to provide identification for the subject property. The strict application of the Zoning Code would result in smaller signage that is out of scale with the large façade of 900 West Coast Highway and provide inadequate signage that would not be easily visible to motorists on West Coast Highway.



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. This approval will allow for an increase in the number and size of the wall signs, but will not result in a change in intensity or density of the existing retail use.
2. The size of the sign is within scale of the signs in the surrounding area and will not adversely affect or be detrimental to persons, property, or improvements in the surrounding neighborhood.
3. Compliance with the Municipal Code and the attached conditions of approval is required and will further ensure that the proposed use will not be detrimental.

SECTION 4. DECISION.

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

1. The Zoning Administrator of the City of Newport Beach hereby approves Comprehensive Sign Program No. CS2015-014 and Modification Permit No. MD2016-001, subject to the conditions set forth in Exhibit A and parameters denoted in Exhibit B, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review 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 10<sup>th</sup> DAY OF MARCH, 2016.**



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Patrick J. Alford, Zoning Administrator

**EXHIBIT "A"**

**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, building elevations, and sign details stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. Signs shall comply with the limitations specified in the Sign Matrix included in Exhibit B.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
4. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Comprehensive Sign Program and Modification Permit.
5. A building permit shall be obtained prior to commencement of installation of the signs.
6. The signs shall be illuminated in accordance with the provisions of Section 20.42.060.H of the Newport Beach Municipal Code.
7. This Modification Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
8. 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.
9. 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.
10. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
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 Ferrari Sign Modification including, but not limited to, Comprehensive Sign Program No. CS2015-014 and Modification Permit No. MD2016-001 (PA2015-211). 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. ZA2016-010

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING TENTATIVE PARCEL MAP NO. NP2015-021 FOR A PARCEL MAP TO CREATE FOUR PARCELS LOCATED AT 500, 520, AND 550 NEWPORT CENTER DRIVE; AND 545 AND 555 SAN NICOLAS DRIVE (PA2015-213)**

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

#### SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Irvine Company, Office Properties, property owner, with respect to properties located at 500, 520, and 550 Newport Center Drive; and 545 and 555 San Nicolas Drive, and legally described as a Portion of Block 93 of Irvine's Subdivision in the City of Newport Beach, County of Orange, State of California, requesting approval of a tentative parcel map.
2. The applicant proposes a tentative parcel map to create four parcels for refinancing purposes. Three of the four parcels would each consist of an existing office building (existing 500, 520, and 550 Newport Center Drive) and the fourth parcel would consist of the related access and parking facilities (existing 545 and 555 San Nicolas Drive).
3. The subject property is located within the North Newport Center (PC-56) Zoning District and the General Plan Land Use Element category is Mixed-Use Horizontal (MU-H3).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on March 10, 2016 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 15 (Minor Land Divisions).
2. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was

not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map is consistent with all of the requirements of the Class 15 exemption.

### SECTION 3. REQUIRED FINDINGS.

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

#### Finding:

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

#### Facts in Support of Finding:

1. The Tentative Parcel Map is for refinancing purposes. The proposed subdivision of the existing office building properties and the related parking facilities is consistent with provisions of the Subdivision Map Act and the MU-H3 (Mixed-Use Horizontal) General Plan land use designation which provides for a horizontal intermixing of uses that may include commercial office uses.
2. Conditions are in place on the Tentative Parcel Map that require public improvements to reconstruct existing damaged concrete curb, gutter, sidewalk and roadway along the San Nicolas Drive, Newport Center Drive, Santa Rosa Drive, and San Joaquin Hills Road frontages as required by the Public Works Department and Title 19 of the Municipal Code.
3. The project is not located within a specific plan area.

#### Finding:

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

#### Facts in Support of Finding:

1. The existing subject lots are developed with multi-story office buildings and their related access and parking facilities.
2. The lot is physically suitable for the commercial office density and development as the site is relatively flat, and has demonstrated since original construction that it is able to adequately accommodate for the office and related parking uses.

3. The subject property is accessible from San Joaquin Hills Road and San Nicolas Drive, 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 historic use of the properties as office and commercial buildings has not proven detrimental to the built out business office area. The design of the subdivision remains generally the same as today.
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 Divisions).

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 refinancing purposes. No improvements to the building, parking facilities, or public utilities are proposed.
2. If at any time improvements are proposed, compliance will be met with regard to all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Any public improvements 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 shall comply with all ordinances of the City and all Conditions of Approval.

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 Tentative Parcel Map will not conflict with the existing pedestrian easements along San Nicolas Drive and Santa Rosa Drive. A condition is in place requiring an additional pedestrian easement along the Newport Center Drive frontage be granted to the City.
2. Shared vehicular and pedestrian ingress, egress, and access to the office buildings at 500, 520 and 550 Newport Center Drive is provided via the existing driveways and parking facilities accessed from San Nicolas Drive and San Joaquin Hills Road located at 545 and 555 San Nicolas Drive (proposed Parcel 4). These are allowed pursuant to the existing Declaration of Covenants, Conditions, Restrictions and Easements (CC&Rs) dated January 17, 1992, recorded as Instrument No. 92-032777 and subsequently amended.
3. The existing CC&Rs also include parking allocations from the parking facilities at 545 and 555 San Nicolas Drive to four other parcels within Block 500 (2099, 2101, and 2161 San Joaquin Hills Road; and 567 San Nicolas Drive). These CC&Rs will remain intact to provide parking to these four parcels.
4. There is an existing Declaration of Access Easements that was recorded in 1984 that provides access rights to 1601 and 1605 Avocado from the existing driveways at 545 and 555 San Nicolas Drive which will also remain intact and unaffected by the proposed parcel map.
5. The parking facilities and access located on the proposed Parcel 4 (545 and 555 San Nicolas Drive) will remain dedicated for use by the existing office buildings located on new Parcel 1, Parcel 2, and Parcel 3 (500, 520 and 550 Newport Center Drive). This will be provided for in a new supplemental CC&Rs which is conditioned to be recorded and provided to the Planning Division at the time of recordation of the Parcel Map.

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 office use, is located in a Zoning District that permits such a use.

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 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. 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 existing office buildings and related parking facilities are consistent with the North Newport Center (PC-56), Block 500 Zoning District. Although the site has a mixed-use General Plan designation which allows for residential uses, there are other housing opportunities that exist in the City that can accommodate the City's regional housing need of three units for the 2014-2021 housing period. Therefore, the Tentative Parcel Map 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. Wastewater discharge into the existing sewer system complies with the Regional Water Quality Control Board (RWQCB) requirements and the Tentative Parcel Map does not change this compliance.

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 project is not located 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. NP2015-021, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 10 days after the adoption of this Resolution unless within such time an appeal or call for review 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 10<sup>th</sup> DAY OF MARCH, 2016.**



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Patrick J. Alford, Zoning Administrator

**EXHIBIT "A"****CONDITIONS OF APPROVAL****Planning Division**

1. Concurrently with the recordation of the Parcel Map, the new CC&Rs reflecting Tentative Parcel Map No. NP2015-021 including access, easements, utilities, etc. and the allocation of parking spaces located on Parcel 4 for use by the office buildings located on Parcels 1, 2, and 3, shall be recorded and provided to the Planning Division.
2. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Newport Center Drive Tentative Parcel Map including, but not limited to, Tentative Parcel Map No. NP2015-021 (PA2015-213). 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 Department**

3. The Parcel Map shall be recorded. The Parcel 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 Parcel Map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
4. 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, Sub article 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.

5. All improvements shall be constructed as required by Ordinance and the Public Works Department.
6. An encroachment permit is required for all work activities within the public right-of-way.
7. A pedestrian easement along the Newport Center Drive frontage shall be granted to the City. The existing walkway along Newport Center Drive shall be ADA compliant.
8. Reconstruct existing damaged concrete curb, gutter, sidewalk and roadway along the San Nicolas Drive, Newport Center Drive, Santa Rosa Drive, and San Joaquin Hills Road frontage. Limits of reconstruction shall be determined by the Public Works Inspector.
9. An encroachment agreement shall be completed for existing private, non-standard improvements within the public rights-of-way to comply with City Council Policy L-6, Private Encroachments in Public Rights-of-Way. The existing private, non-standard improvements within the public rights-of way may require City Council review and approval.



## 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. CS2015-004 (PA2015-085)**

**Applicant**                **Freehand Sign Company – Mark Baines**

**Owner**                     **Bristol Street Partners**

**Site Address**            **2350 Bristol Street**  
**2350 Bristol Street Comprehensive Sign Program**

**Legal Description**      **Lots 4, 5, 23, 24 in Tract No. 1499**

On **March 10, 2016**, the Zoning Administrator approved Comprehensive Sign Program No. CS2015-004 for an existing three-story multi-tenant commercial building. The approval is in accordance with the provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code.

A Comprehensive Sign Program is required when signs are proposed to be located on or above the second story of a multi-story building and to allow the following deviations from the Zoning Code:

1. Two wall signs on a primary frontage (Bristol Street), where the Zoning Code allows one building sign per primary frontage;
2. Relief from the requirement that wall signs be located within the middle 50 percent of a building frontage; and
3. A 30 percent increase in the size of a site address sign.

This Comprehensive Sign Program includes a freestanding sign that will comply with all applicable standards of the Zoning Code. The proposed wall signs will also comply with area limits and maximum letter/logo heights established in the Zoning Code.

The property is located in the Professional and Administrative Office District of the Santa Ana Heights Specific Plan (SP-7) Zoning District. The General Plan Land Use Element category is General Commercial Office (CO-G). The property is not located in the Coastal Zone. This approval is based on the following findings and standards and subject to the following conditions.

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

### Finding

- A. *The project is exempt from environmental review under the requirements of the California Environmental Quality Act pursuant to Section 15311, 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.

### 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. A comprehensive sign program is required for signs located on or above the second story of a multi-story building. The request is for two walls signs on the third floor of an existing three-story building, and includes a site address sign, and a freestanding sign.
2. The Comprehensive Sign Program complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards). It provides the commercial building with adequate identification while guarding against an excessive proliferation of signage. Through said regulations, the Comprehensive Sign Program will enhance the safety of motorists and pedestrians by minimizing the distraction of signs. It will protect the life, health, property, and general welfare of City residents and visitors.
3. The purpose of a comprehensive sign program is to integrate all of a project's signs. It provides a means for the flexible application of sign regulations for projects that require multiple signs. It provides incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of Chapter 20.42.
4. Approval of this Comprehensive Sign Program includes deviations to the number, location, and size of signs. It allows the flexible application of the sign regulations to achieve a unified design theme that meets the purpose and intent of the Zoning Code.

5. The Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines Manual. The proposed signs are designed to be compatible with the building in terms of size, location, legibility, and materials.
6. All wall signs effectively communicate a commercial message without creating sign clutter by using legible text and contrasting with the background. The size of the signs does not dominate the façade, but are appropriately located to identify building tenants to vehicles travelling towards the property.
7. The site address sign will be located at the primary entrance to the site, and is limited to 93.6 square inches in size (less than 1-square-foot). The sign will contrast with the background and will be appropriately located to identify the property address to vehicles traveling towards the property.
8. The future freestanding sign will be situated perpendicular to the street, placed away from the entry driveway, and limited to two tenant signs. This will provide visual interest and minimize impacts to vehicles entering and exiting the site.

#### 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 developed with a three-story multi-tenant commercial building. Two wall signs, a freestanding sign, and a site address sign are part of the comprehensive sign program.
2. All wall signs integrate with the project site by maintaining consistency in location, area, height, and materials. The Bristol Street frontage is designed with an architectural projection that runs vertically down the center of the building. A wall sign will be located in the upper right and left corners of the building and will be visually appealing due to the symmetry in design.
3. The future freestanding sign will identify tenants of the property to vehicles traveling along Bristol Street. The sign will integrate with the project site by using similar materials and color.
4. Proposed signs will not obstruct public views from adjacent roadways because there are no public views through or across the subject property.
5. The signs will not interfere with sight distance from any street, driveway, or parking area.

Standard

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

Facts in Support of Standard

1. The 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 Chapter 20.42 (Sign Standards) of the Zoning Code.

Standard

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

Facts in Support of Standard

1. The Comprehensive Sign Program is designed to be effective for the commercial tenants that occupy the building by providing sign opportunities.
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 a change in tenants or use. However, the Community Development Director may approve minor revisions to the Comprehensive Sign Program if the intent of the original approval is not affected.
4. As part of this Comprehensive Sign Program, the applicant is required to demolish the nonconforming and unpermitted freestanding sign. Although, replacement is not proposed, a freestanding sign is incorporated into the comprehensive sign program matrix to provide for future flexibility. This sign is required to comply with Zoning Code standards for freestanding signs.

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 regarding the number, location, and area of signs. The approval conforms to all other standards of



Zoning Code Chapter 20.42, and enhances the overall development by integrating all of the project's signs with the overall site and structure design into a unified statement.

2. Allowing deviation from the Zoning Code for additional building signs on a primary frontage is appropriate given the location and orientation of the building. The front of the building is oriented towards Bristol Street and various properties to the north that are located across Highway 73. A second wall sign on this frontage will identify the property to vehicles traveling along Bristol Street North towards the site as well as vehicles exiting Highway 73.
3. Allowing deviation from the requirement that wall signs be located in the middle 50 percent of a frontage is appropriate given the architectural design of the building, which limits the placement of signs.
4. Allowing a 30 percent increase in the area of a site address sign is appropriate given the location of the building and limited opportunities for address identification. The property fronts Bristol Street between Birch Street and Jamboree Road. This one-way route typically experiences higher speeds with limited opportunities for turn-around. There are no traffic signals along this approximate three-quarter mile stretch. The site address will be located above the entry driveway to the site and will assist vehicles in locating the property.

#### 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.

## **CONDITIONS**

1. All proposed signs shall be in substantial conformance with the approved plans, Comprehensive Sign Program Matrix Table, and provisions of Chapter 20.42 of the Newport Beach Municipal Code, unless otherwise indicated in the following conditions.
2. Anything not specifically approved by this Comprehensive Sign Program is prohibited.
3. The nonconforming and unpermitted freestanding sign shall be demolished prior to the issuance of a building permit or sign permit for new signs.
4. A building permit and/or sign permit shall be obtained prior to commencement of installation or demolition of signs.
5. A copy of this letter shall be incorporated into the plan check sets of plans prior to issuance of building or sign permits.
6. Illuminated signs shall be regulated in accordance with the provisions of Section 20.42.070 of the Newport Beach Municipal Code. If, in the opinion of the Community Development Director, existing illumination creates an unacceptable negative impact on surrounding land uses or sensitive habitat areas the Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
7. The maximum height of any letter, text, logo, or symbol shall be 36 inches.
8. Signs shall be maintained in a clean and orderly condition.
9. The Community Development Director may approve revisions to the Comprehensive Sign Program if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require approval of a new/revised comprehensive sign program by the Zoning Administrator.
10. 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.
11. 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.

12. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20, Planning and Zoning, of the Newport Beach Municipal Code.
13. 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 2350 Bristol Street Comprehensive Sign Program including, but not limited to, Comprehensive Sign Program No. CS2015-004 (PA2015-085). 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 or call for review may be filed with the Director of Community Development within 14 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

On behalf of Patrick J. Alford, Zoning Administrator

By:



Jason Van Patten, Assistant Planner

JM/jvp

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

# **Attachment No. ZA 1**

Comprehensive Sign Program Matrix

**2350 BRISTOL STREET  
 COMPREHENSIVE SIGN PROGRAM MATRIX (PA2015-085)**

Sign Type	Bristol Street Frontage (Primary)
Wall Signs	Maximum number: 2 Maximum area: 75 square feet Maximum letter/logo height: 36 inches Illumination: Yes
Freestanding Sign	Per Zoning Code
Site Address Sign	Maximum area: 93.6 square inches Minimum letter/number height: 6 inches Maximum letter/number height: 8 inches Illumination: No

Other:

- Wall signs are to be located consistent with the approved set of plans.
- Temporary signs shall be regulated by the provisions of Chapter 20.42.090 (Standards for Temporary Signs).
- Exempt signs shall be regulated by the provisions of Chapter 20.42.100.B (Exemptions to Sign Permit Requirement).
- All other sign types not listed are not permitted.
- All signs require the issuance of a building permit or sign permit prior to installation.

# **Attachment No. ZA 2**

Vicinity Map



# **Attachment No. ZA 3**

Site Photographs



**HUMPHREYS & PARTNERS**  
ARCHITECTS

Blue sign with white text, likely a parking or access instruction.

HUMPHREYS & PARTNERS  
ARCHITECTS  
upfront

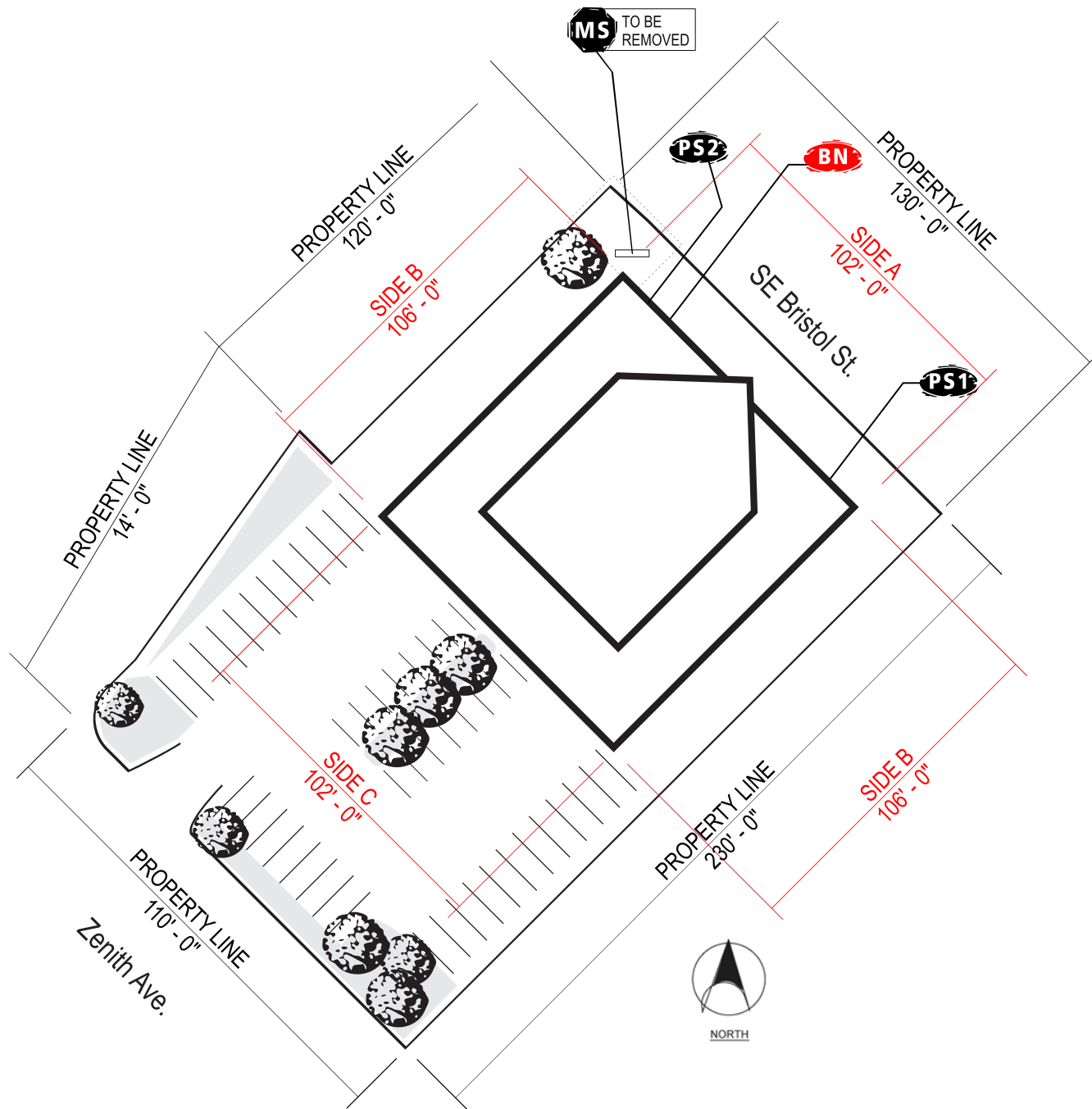
# **Attachment No. ZA 4**



Project Plans

# SIGN PROGRAM

2350 SE BRISTOL STREET  
NEWPORT BEACH, CA





Sheet # 2 of 6	Project Name:	Project Address: <b>2350 SE BRISTOL ST. NEWPORT BEACH, CA</b>	Signature:	Date:	<input type="checkbox"/> Artwork Approved <input type="checkbox"/> Approved with Changes	 <b>FREEHAND SIGN COMPANY</b> Fax 714.633.0905 orders@freehandsign.com  INTERNATIONAL SIGN ASSOCIATION
Signage will be made as shown above. Please proof: wording, spelling, font, alignment, sizing, color and all specifications before approving. By approving this rendering you are accepting financial responsibility. All designs remain the property of Freehand Sign Company until released under a compensation agreement and the fees are paid in full. Use of the designs in whole or in part shall constitute acceptance of the designs and shall make all design contracts due and payable.						

**SUBMITTAL & APPROVALS FOR EXTERIOR SIGNS**

There is a formal process for the creation, review and approval of Tenant signs at 2350 SE Bristol Building. All Tenant signage is subject to the Owner and *ESSEX Realty* / Representative Agent (hereinafter referred to as "Ownership"), review and written approval. Approval will be granted based on the following:

1. Design, fabrication and the method of installation of all signs shall conform to this Planned Sign Program applicable provisions of the Uniform Building Code and Uniform Electrical Code as required by the City of Newport Beach.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for 2350 SE Bristol Building.

**SUBMITTAL TO THE OWNERSHIP**

Tenant shall submit detailed and complete copy of shop drawings or sign fabrications to the Ownership for approval prior to submittals to the City. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the requirements of the City of Newport Beach.

**SUBMITTAL TO CITY:**

A full set of plans must be provided by the Tenant or sign contractor and submitted to the City of Newport Beach. Tenant will be responsible for all applicable form submittals and permit fees as required by the Newport Beach City Development Services.

All applications for Sign Permits shall be submitted to the Newport Beach City Development Services on an application obtained from the City.

Completed applications shall include detailed drawings showing dimensions, designs, structures, locations, illumination, relevant landscaping, sign colors and materials.

One application may be submitted for multiple signs on the same site. Each application for a sign permit shall be accompanied by the applicable fees in accordance with the City's adopted fee schedule.

Sign contractor will not be permitted to commence installation of the exterior sign(s) unless all of the following conditions have been met:

1. A copy of the stamped City Approval Plan must be on file in the Ownership's office.
2. The Ownership must be notified 48 hours in advance prior to sign installation.

3. All sign contractors must be fully insured and approved by the Ownership prior to installation. The Ownership must receive sign Contractor's Certificate of Insurance.

**ALLOWABLE TYPES OF SIGNS:**

Aluminum channel letter, logo, or panel, must fit within specified sign area with a maximum return depth of 5". Front lit, back lit, front and back lit channel letter or panel allowed with no color restrictions.

All parapet signs must be attached to hanging bracket, bolted and suspended from roof.

**OWNERSHIP'S RIGHTS:**

The Ownership may, at its sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this Planned Sign Program.

If Tenant chooses to change his/her exterior sign at any time, the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this Planned Sign Program for this building after the execution of his/her purchase or lease agreement.

Sheet # 3 of 6	Project Name:	Project Address: <b>2350 SE BRISTOL ST. NEWPORT BEACH, CA</b>	Signature: _____	Date: _____	<input type="checkbox"/> Artwork Approved <input type="checkbox"/> Approved with Changes
Signage will be made as shown above. Please proof: wording, spelling, font, alignment, sizing, color and all specifications before approving. By approving this rendering you are accepting financial responsibility. All designs remain the property of Freehand Sign Company until released under a compensation agreement and the fees are paid in full. Use of the designs in whole or in part shall constitute acceptance of the designs and shall make all design contracts due and payable.					





**PARAPET IDS**

**TENANT PARAPET ID & INFO:**

SIGN AREA;  
25'-0" x 3'-0" MAXIMUM  
MAXIMUM 75 SQ. FT.

LOGOS:  
ALLOWED BUT MUST FIT WITHIN  
THE SIGN AREA

LOCATION:  
EAST & WEST PARAPET AREA

MOUNTING:  
FABRICATED ALUMINUM CHANNEL  
LETTERS OR PANEL MOUNTED TO  
2" x 2" ALUMINUM TUBE HANGING  
BRACKET, TO BE PAINTED BLACK



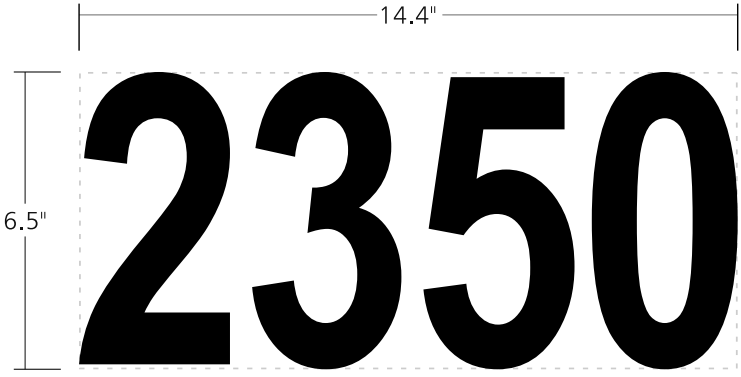
**BUILDING NUMBER**

**ADDRESS NUMBER & INFO:**

SIGN AREA;  
14.4" x 6.5" MAXIMUM  
(93.6 sq. in.)

LOCATION:  
PARKING ENTRY EYEBROW LEVEL

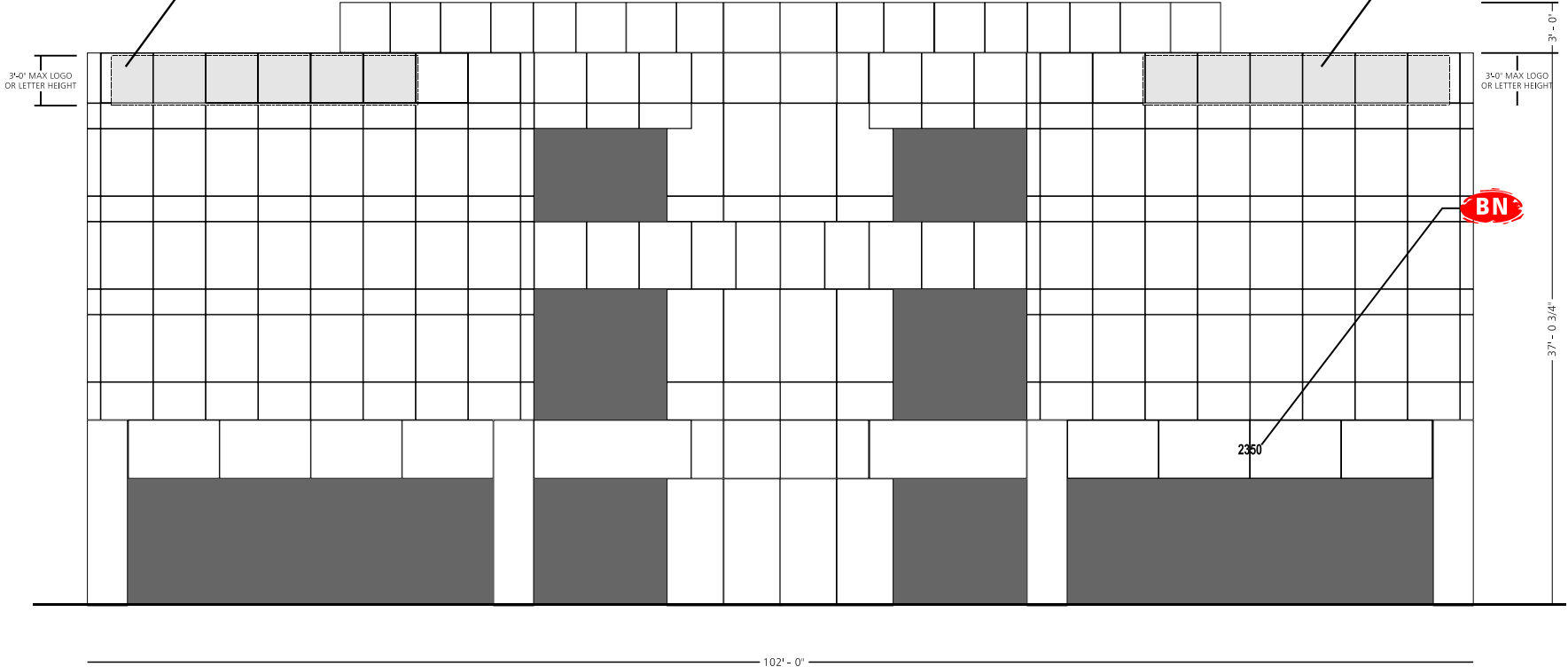
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TO BE PAINTED BLACK.  
FLUSH MOUNT WITH STUDS



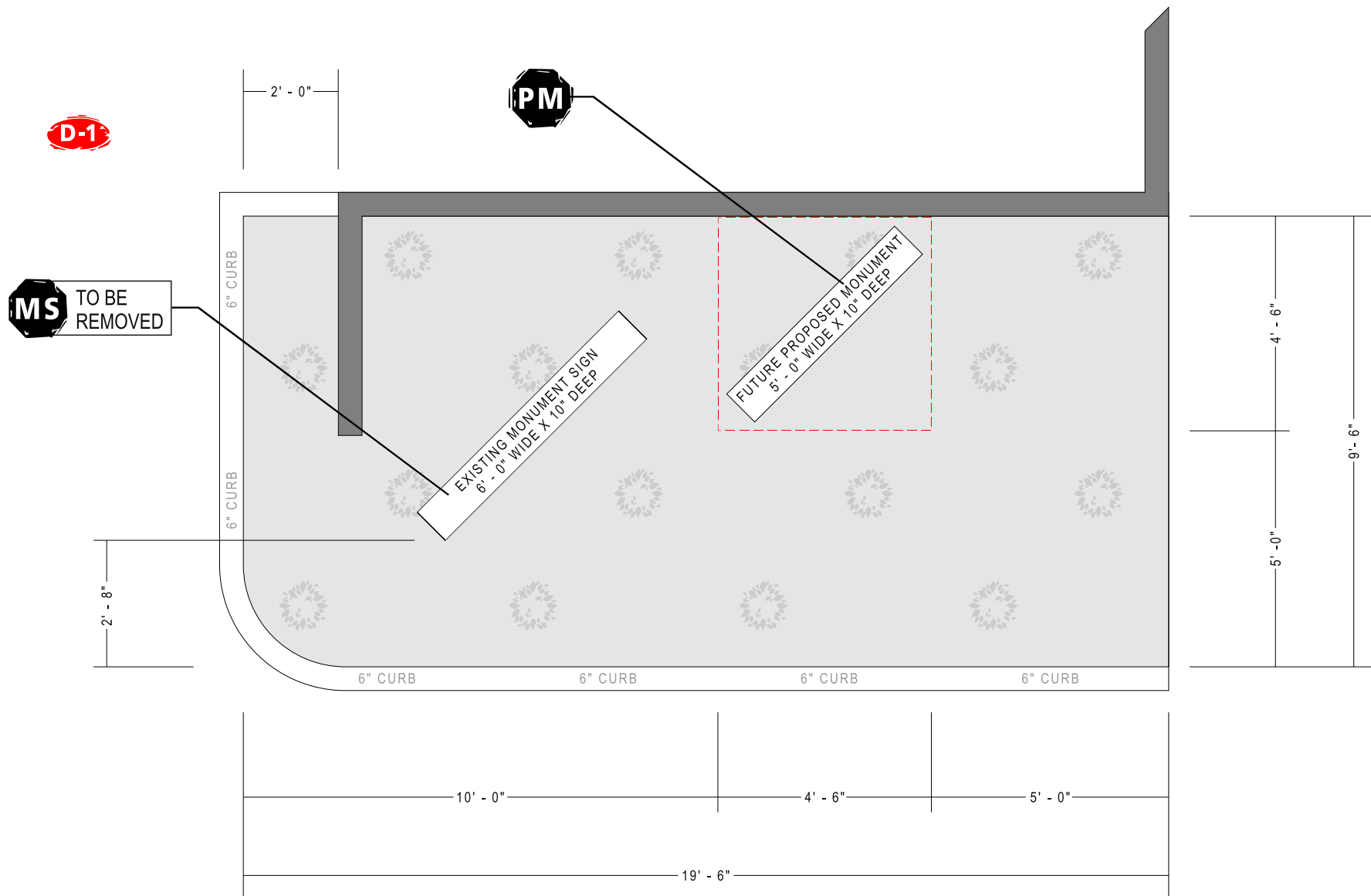
25'  
REVISED IF NECESSARY BASED  
ON LOGO OR LETTER HEIGHT



25'  
REVISED IF NECESSARY BASED  
ON LOGO OR LETTER HEIGHT



Sheet # 4 of 6	Project Name:	Project Address: <b>2350 SE BRISTOL ST. NEWPORT BEACH, CA</b>	Signature:	Date:	<input type="checkbox"/> Artwork Approved <input type="checkbox"/> Approved with Changes
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					<b>FREEHAND SIGN COMPANY</b> Fax 714.633.0905 orders@freehandsign.com
					INTERNATIONAL SIGN ASSOCIATION



Sheet # 5 of 6	Project Name:	Project Address: <b>2350 SE BRISTOL ST. NEWPORT BEACH, CA</b>	Signature:	Date:	<input type="checkbox"/> Artwork Approved <input type="checkbox"/> Approved with Changes
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Signage will be made as shown above. Please proof: wording, spelling, font, alignment, sizing, color and all specifications before approving. By approving this rendering you are accepting financial responsibility. All designs remain the property of Freehand Sign Company until released under a compensation agreement and the fees are paid in full. Use of the designs in whole or in part shall constitute acceptance of the designs and shall make all design contracts due and payable.



**FREEHAND SIGN COMPANY**  
 Fax 714.633.0905  
 orders@freehandsign.com



INTERNATIONAL SIGN ASSOCIATION

**PM** FUTURE PROPOSED MONUMENT SIGN

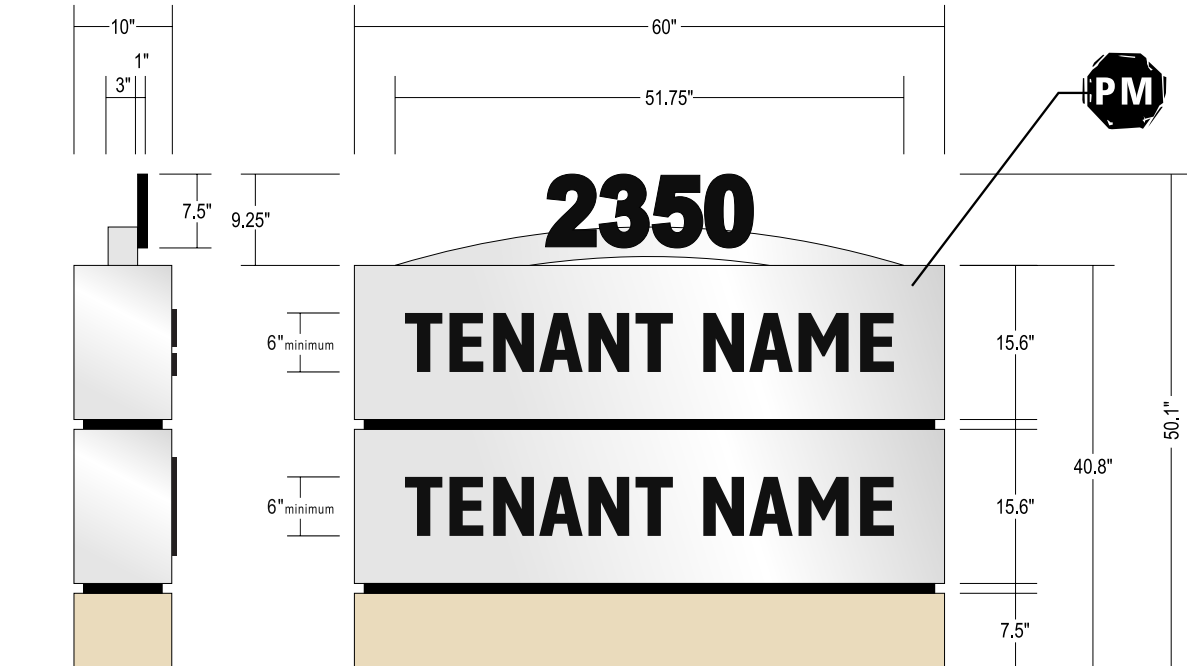
**TENANT MONUMENT ID & INFO:**

TENANT ID PANEL:  
55" x 10" MAXIMUM SIGN AREA,  
6" MINIMUM HEIGHT TENANT NAME  
(1 PANEL PER TENANT)

LOGOS:  
ALLOWED BUT MUST FIT WITHIN  
THE SIGN AREA



MATERIAL:  
1/2" THICK ACRYLIC PAINTED SATIN  
BLACK

MOUNTING:  
FLUSH MOUNT ON PANEL  
(CENTER JUSTIFIED)



MONUMENT SIGN - Single Face

1/2" thick acrylic tenant letters/logo painted satin black, flush mounted center justified to top and bottom panels

Sheet # 6 of 6	Project Name:	Project Address: <b>2350 SE BRISTOL ST. NEWPORT BEACH, CA</b>	Signature:	Date:	<input type="checkbox"/> Artwork Approved <input type="checkbox"/> Approved with Changes	 <b>FREEHAND SIGN COMPANY</b> Fax 714.633.0905 orders@freehandsign.com
Signage will be made as shown above. Please proof: wording, spelling, font, alignment, sizing, color and all specifications before approving. By approving this rendering you are accepting financial responsibility. All designs remain the property of Freehand Sign Company until released under a compensation agreement and the fees are paid in full. Use of the designs in whole or in part shall constitute acceptance of the designs and shall make all design contracts due and payable.						
						 INTERNATIONAL SIGN ASSOCIATION