



**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 Planning Division staff for the week ending December 23, 2016

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

- Item 1: Avalon Comprehensive Sign Program No. CS2016-013 (PA2016-153)
Site Address: 1501 Quail Street
- Action: Approved Council District 3
- Item 2: 501 West Bay Avenue Staff Approval No. SA2016-016 (PA2016-194)
Site Address: 501 West Bay Avenue
- Action: Approved Council District 1

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



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

949-644-3200 Fax: 949-644-3229

www.newportbeachca.gov

ZONING ADMINISTRATOR ACTION LETTER

Application No. **Comprehensive Sign Program No. CS2016-013 (PA2016-153)**

Applicant **Architectural Design & Signs**

Site Address **1501 Quail Street**
Avalon Sign Program

Legal Description **Parcel 1 of Parcel Map Filed in Book 54 Page 11**

On **December 22, 2016**, the Zoning Administrator approved Comprehensive Sign Program No. CS2016-013, to authorize signage for an existing office building. The site includes one 2-story multi-tenant building on a 2.22 acre lot. The building consists of two offset structures that join in the center to form one building. This offset configuration creates additional elevations. The program includes parapet and eyebrow wall signs, two monument signs, address signage, tenant directory signage, and parking signage. The intent of this sign program is to allow for a unified signage plan, additional wall signs, as well as an increase in height for the second monument sign.

A comprehensive sign program is required for the following circumstances:

1. Three (3) or more separate tenant spaces are proposed or created on the same lot;
2. Whenever signs are proposed to be located on or above the second story on a multi-story building.

The sign program would also allow the proposed monument sign along Bristol Street to exceed the height limit set by the Newport Place Planned Community by 20 percent pursuant to Section 20.42.120 C. of the Newport Beach Municipal Code. The height increase for the second monument ground sign is the only deviation requested from Planned Community Standards.

The subject property is located within the Newport Place Planned Community (PC-11) in the Industrial Site 3A zone. The General Plan Land Use Element designates the site as CO-G General Commercial Office. The property is not located within the Coastal Zone.

This approval is based on the following findings and 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 office 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 Industrial Site 3A signage regulations because it provides multi-tenant office buildings with adequate identification while guarding against an excessive proliferation of signage on these larger business park properties. 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 Industrial Site 3A.

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 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. The monument signs are also proportionate to the size of the property and the number and size of the street frontages.
4. The proposed wall 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 and are designed to fit with the overall scale of the buildings and their relationship to Quail and Bristol Streets, as well as the surrounding business park area.

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 relatively large in scale, similar to the other moderate to large business office properties in the immediate area. The site also has two frontages along Quail Street and Bristol Street. The Newport Place Planned Community (PC-11) takes a minimalist approach to signage, generally restricting signage to one per tenant, resulting in an average of one sign per building elevation. Through approval of a Comprehensive Sign Program, additional signage is allowed. The proposed wall signs will not exceed one per building elevation. Furthermore, the sign styles are restricted to three types, thereby promoting continuity and consistency in signage onsite. The number and location of signs will not contribute to an overabundance of signage that will have a detrimental effect on the neighborhood.
2. The general standard for signage in PC-11 states that signs shall be limited to a single entity and cannot exceed 1 ½ square feet of surface for each 1 (one) foot of lineal frontage of building. Additionally, a sign may not exceed 200 square feet per face. Building identification signs are limited to two facades, and one single entity. All of the wall signs comply with these requirements, with the exception of the number of signs and entities. However, the program would allow no more than one sign per elevation, which is typical of other commercial buildings in the area. Although the sign program would allow additional signage, the signs' overall effect would be similar to that of other similar properties.
3. PC-11 restricts ground signs to four feet in vertical height. Ground signs in excess of 150 square feet in area cannot be erected in the first twenty feet of the property

line. The existing and proposed ground signs do not exceed 150 square feet in area, and the existing monument ground sign complies with the four foot height maximum. The second monument ground sign along Bristol Street would be 4 feet 4 inches. The 20 percent increase in height is allowed through approval of a Comprehensive Sign Program. The second monument sign would be setback from the sidewalk, thereby reducing the appearing of height or bulk from the Bristol Street right-of-way. The two monument signs are similar in design and style and would provide building and/or tenant identification along each frontage of the site.

4. The proposed Multi-Tenant Directory sign is less than half the height allowed under PC-11 standards. The Multi-Tenant Directory sign also complies with the width and length requirements. The sign is appropriately oriented to the interior of the site and would be in harmony with and relate to the Comprehensive Sign Program and surrounding community.
5. Proposed signs will not obstruct public views from adjacent roadways because there are no public views through or across the subject property.
6. The proposed signs will not interfere with sight distance from any street, driveway, or parking area. The freestanding signs have been reviewed by the City Traffic Engineer.
7. 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 the street frontages.

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 or exempt signs not specifically addressed in the sign program shall be regulated by the provisions of PC-11 Industrial Site 3A and Zoning Code Chapter 20.42 (Sign Standards).

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 office building by providing signage opportunities for the two building sections and their 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 two monument signs meet the area requirements of PC-11 Industrial Site 3A. The existing monument along Quail Street also meets the height requirements for the associated planned community text. The second monument sign along Bristol Street utilizes the maximum allowed increase permitted by a Comprehensive Sign Program for sign height, which is 20 percent of 4 feet resulting in a maximum height of 4 feet 4 inches (52 inches). This increase in sign height is necessary to adequately identify the site and the corresponding tenants from the secondary frontage along Bristol Street. This monument sign would also be setback from the property line a minimum of 14 feet, thereby reducing the appearance of height to motorists and pedestrians along the Bristol Street frontage.
2. 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. The Comprehensive Sign Program establishes signage for the entire commercial building including identifying the complex and the key tenants without an overabundance of signage that could impact the surrounding area.
3. PC-11 requires that building identification signs shall have an area not to exceed 1 ½ square feet of surface for each one (1) foot of lineal frontage of building. Additionally, no sign shall exceed two hundred square feet per face. Building identification signs shall be limited to two (2) facades. Lastly, PC-11 also states that wall signs shall not exceed 10 percent of the elevation on which they are located. All of the parapet wall signs meet the requirements defined in PC-11,

except that the program deviates from the number of building identification signs allowed. The eyebrow wall sign also meets the requirements defined in PC-11 with this same exception. Additional signage is allowed with the approval of a Comprehensive Sign Program. No deviations in size or location are requested for the wall signs. The additional wall signs are strategically placed to minimize public views of signage from any one viewpoint. The additional signage allows for identification of additional tenants within the building as well as identification from the second frontage.

4. The tenant directory sign meets all of the requirements for Multi-Tenant Directory signs as defined in PC-11.

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 Industrial Site 3A.

Standard

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

Facts in Support of Standard

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

II. CONDITIONS

1. All proposed signs shall be in substantial conformance with the approved plans, Comprehensive Sign Program Matrix Table, provisions of Chapter 20.42 of the Newport Beach Municipal Code, and PC-11 Industrial Site 3A, unless otherwise indicated in the following conditions.
2. Anything not specifically approved by this Comprehensive Sign Program is prohibited.
3. A building permit and/or sign permit shall be obtained prior to commencement of installation or demolition of signs.
4. A copy of this letter shall be incorporated into the plan check sets of plans prior to issuance of building or sign permits.

5. 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.
6. Signs shall be maintained in a clean and orderly condition.
7. The landscape hedge around the base of the ground signs shall be maintained in a neat, healthy growing condition and shall receive regular pruning, fertilizing, and trimming to maintain that appearance. The landscaping shall cover the bases of the ground signs that do not contain text.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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 Avalon Comprehensive Sign Program including, but not limited to, Comprehensive Sign Program No. CS2016-013 (PA2016-153). 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 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.

On behalf of Patrick Alford, Zoning Administrator

By: 
Liz Westmoreland, Assistant Planner

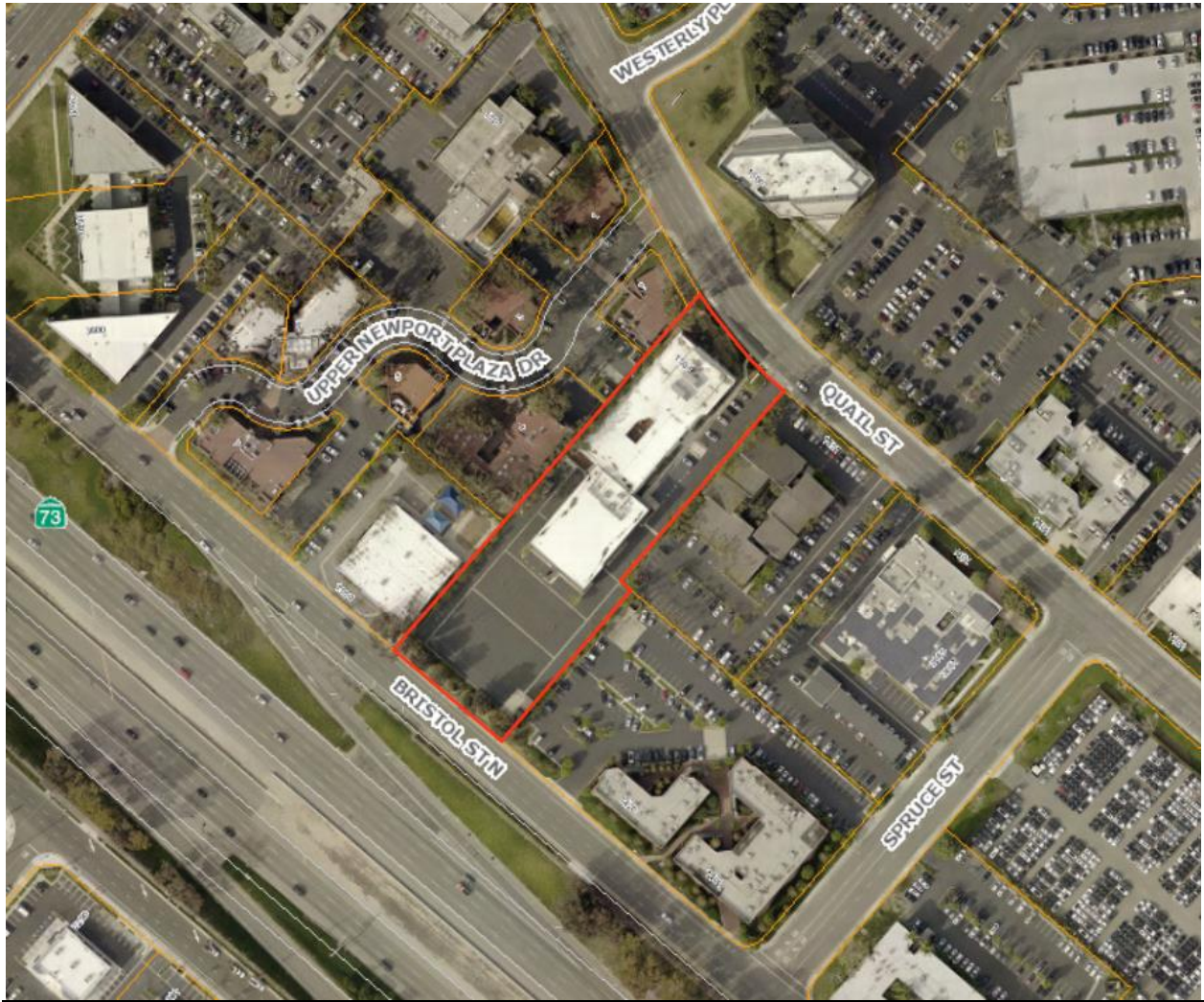
GBR/law – lower case

Attachments: 1 Vicinity Map
2 Sign Program

Attachment No. 1

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. CS2016-013
PA2016-153

1501 Quail Street

Attachment No. 2

Comprehensive Sign Program

AVALON
1501 Quail Street Newport Beach, CA 92660



SIGN PROGRAM

December 15th 2016

PREPARED FOR

Bixby Land Company
1501 Quail Street
Suite 130
Newport Beach, CA 92660
949.336.7000

PREPARED BY



AD/S Companies
1160 Railroad St.
Corona, CA 92882
951.278.0680

AVALON

TABLE OF CONTENTS

	Page
Objective, Overview & Maintenance	1
Sign Styles & Sign Size Parameters	2
Type Styles & Logos, Lighting, Colors	3
Approval Process	3
Fabrication, Installation & Prohibited Signs	4
Site Plan - Overall	5
Building Elevation-North	6
Building Elevation-South	6A
Building Elevations - East & West	6B
Monument Signage (M.1 - M.2)	7
Tenant Directory	8
Building Address Numbers	9
Parking Code and Disabled Parking Signs	10

DEVELOPER / OWNER
Bixby Land Company
1501 Quail Street
Suite 130
Newport Beach, CA 92660
949.336.7000

SIGN CONSULTANT

1160 Railroad Street
Corona, California 92882
951.278.0680



OBJECTIVE

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. Such excellence is best achieved through open and frequent dialogue between Tenant, Landlord, and the project's graphic design consultant. Signage at Avalon, Newport Beach, California is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of tenant signs will enhance customer's appreciation.

OVERVIEW

The overview of this criteria is to assist the Developer/Tenant and City relationship.

The Developer will be responsible to:

- a. Provide base building design and construction information requested by Tenant's sign design consultant.
- b. Review, comment and approve Tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Developer.

Maintenance of the Sign

The Tenant shall employ professional sign fabricators and installers approved by the Developer who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this "AVALON" Sign Program.

Only those sign types provided for and specifically approved by the Developer in Tenant's sign submission documents will be allowed. The Developer may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Developer's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Developer with a copy of all sign fabrication and installation permits prior to installation.

It will be the responsibility of the Tenant to satisfactorily repair and patch holes of their sign area should the Tenant vacate these premises

Note:

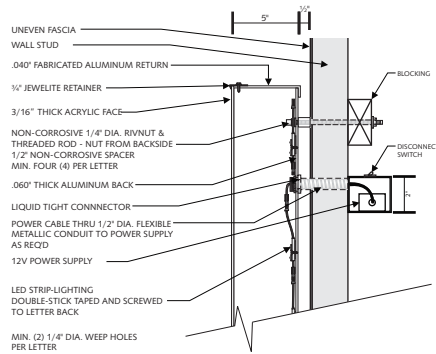
This sign program is intended to show the location, size and square footage of signs (building and site signs). Designs may change in the future as the project moves forward and changes must be agreed upon by landlord and City.

All signs and sign modifications are subject to City of Newport Beach approval.

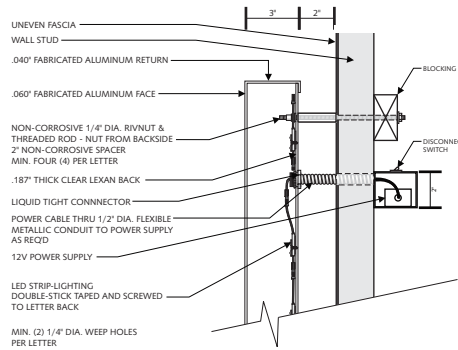
SIGN STYLES



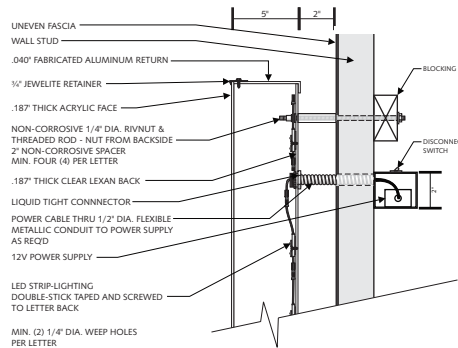
Standard Channel Letters



Halo Illumination



Front and Halo lit Channel Letters



SIGN SIZE PARAMETERS

(A) Monument Signs:

M.1: Center monument ID (EXISTING) (Quail Street)

One (1) 4'-0" high x 16'-0" in length, double faced, internally illuminated monument sign.

M.2: Tenant monument (Bristol Street)

One (1) 4'-4" high x 10'-0" in length, double faced, internally illuminated sign.

(B) Parapet Wall Signs

Tenant is allowed one (1) illuminated parapet wall sign. Tenants with building elevations facing multiple exposures such as a parking lot or street, may incorporate only one (1) parapet sign per face or elevation, as approved by Landlord at Landlord's discretion but shall not exceed 3'-0" in height and may not exceed 1.5 square feet per 1 lineal foot per frontage. See site plan or elevation pages for square foot calculations and sign areas.

(C) Eyebrow Wall Signs

Only one (1) eyebrow sign is permitted and requires approval by Landlord at Landlord's discretion but shall not exceed 2'-0" in height and 45 square feet max.

Calculating square foot

Logo and Tenant Name to be treated as one entity



Calculated: Overall height multiplied by overall length (in feet)

H X L = Square Ft

TYPESTYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenant signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. The Tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the Tenant in California, provided that these images are architecturally compatible and approved by the Landlord. The typeface may be arranged in a maximum of two (2) lines of copy and may consist of upper and/or lower case letters. The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

LIGHTING

The following lighting technique(s) will be permitted:

- 1. Light Emitting Diodes (LED's) (White illumination only)
- 2. Internally illuminated signs shall be of an opaque background where the only elements to be illuminated are the actual sign lettering and/or a registered trademark or logo.

If it is determined by Landlord at any time that the primary lighting of Tenant's wall sign is too intense, the

COLOR

The following guidelines are for selecting colors of Tenant's sign. The project and the individual building facade will consist of a variety of colors and materials. Sign colors shall be complimentary to the architectural design /color and require Landlord and City approval.

APPROVAL PROCESS

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, Tenant shall submit for Landlord's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenant's sign to the Landlord's Tenant Development Director.

Shop drawings shall include at least the following: Tenant's entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - 1'-0". Plus a site plan with the marked locations of the proposed sign(s).

Partial building elevation showing the location, size, color, construction and installation details of the Tenant's proposed sign. Typical "section-though" letter and/or sign panel showing the dimensioned projection of the letter and-the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenant's sign design. Tenant must respond to the Landlord's comments and re-submit within fourteen calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approval, Tenant may submit the proposed sign to the governing agency for review for consistency with the Sign Program and the required fabrication and installation permits. Tenants are required to provide one (1) set of the Landlord approved drawings to the City of Newport Beach when submitting for building and electrical permits

FABRICATION

The Tenant must insure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

The Tenant's sign contractor is responsible for the following:

1. Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally stainless steel fasteners shall be used to attach dissimilar metals.
3. Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
4. Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord.
5. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
6. No fasteners, rivets, screws or other attachment devise shall be visible from any public vantage point. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards. Reverse channel letters shall be pinned one and a half (1 ½") inches from the wall. The letter return depth shall be minimum three (3") inches and letters shall have a clear acrylic backing.

INSTALLATION

The Tenant's sign installer will provide the following:

1. Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in an amount required by Landlord.
2. Obtain all required sign permits from the City of Newport Beach, California and deliver copies to the Landlord before installing the sign(s).
3. Keep a Landlord approved set of sign drawings on site when installing the sign(s).
4. Warrant the sign(s) against latent defects in materials and workmanship for a minimum of one (1) year.

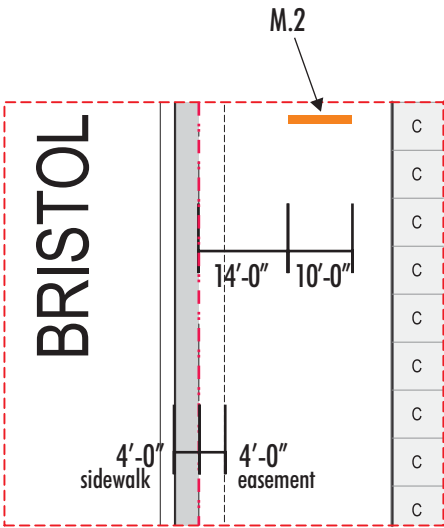
THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED

1. A sign that consists of only an unadorned rectangular cabinet signs with translucent or opaque faces.
2. Temporary signs are prohibited at all times unless approved by City.
3. Window signs or signs blocking doors or fire escapes, unless approved by the Landlord.
4. Gold leaf treatments on windows, box signs and exposed neon window displays is prohibited. Off the shelf signs are discouraged.
5. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
6. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, or silver trim caps are NOT permitted).
7. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
8. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts. (Except those required by governmental agencies).
9. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
10. Simulated materials such as wood grained plastic laminates or wall coverings.
11. Flashing, oscillating, animated lights or other moving sign components.
12. Rooftop signs or signs projecting above roof lines or parapets.
13. Signs on mansard roofs or equipment screens.
14. Advertising or promotional signs on parked vehicles.
15. Sign company decals in full view are prohibited.
16. Painted signs.
17. Portable and A-frame signs.
18. Wind-activated and balloon signs.
19. Outdoor advertising structures (billboards).
20. Signs painted directly onto the building will not be permitted.
21. Noncompliant signs are to be removed immediately upon request.
22. Promotional and temporary signs will not be permitted without written Landlord approval and must be in accordance with City of Newport Beach ordinances.

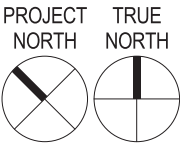
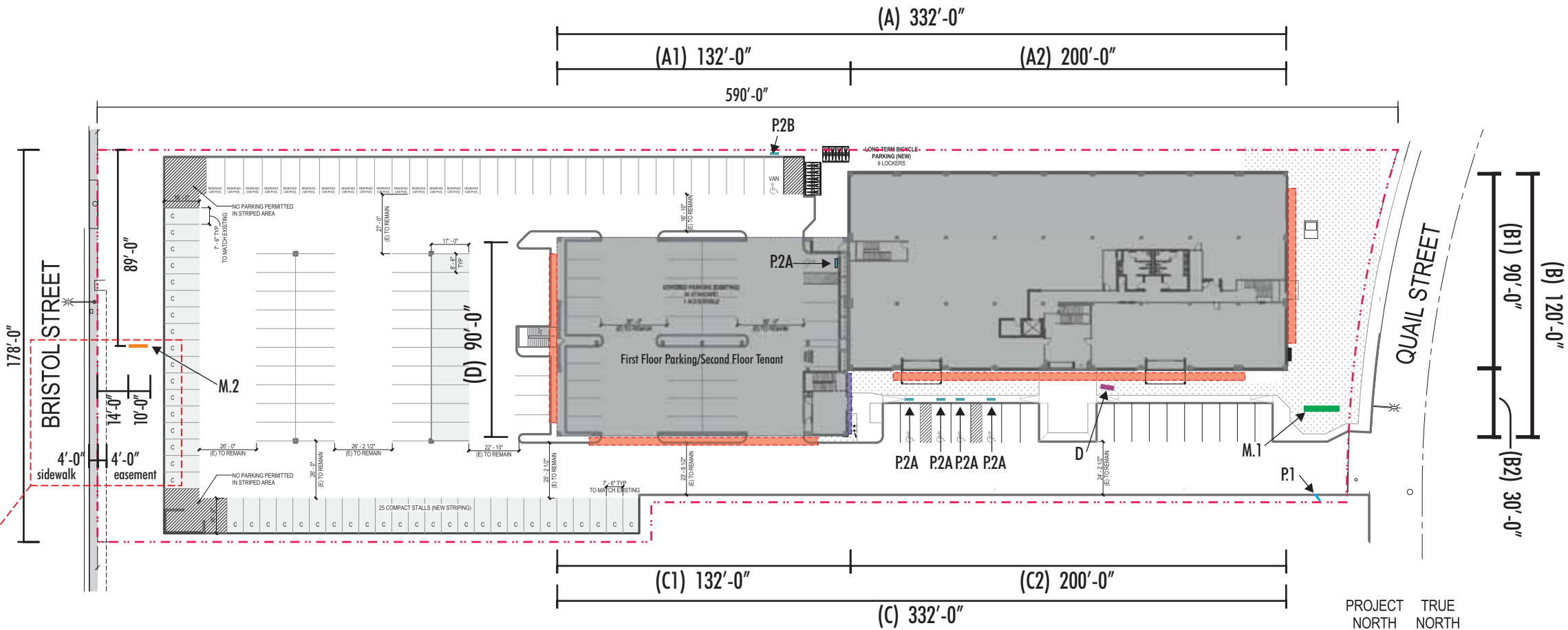
VICINITY MAP



1501 QUAIL STREET,
NEWPORT BEACH, CA 92660



SCALE: 1" = 30' - 0"



SCALE: 1" = 60' - 0"

NOTE:
All Tenant (Parapet and Eyebrow) Signs shall be located in the sign band as indicated on the elevation pages. Final location will be determined by the Tenant and Landlord, subject to approval based on tenancy and architecture.

MATRIX FOR MULTI-TENANT BUILDING

ELEVATION LINEAR FRONTAGE

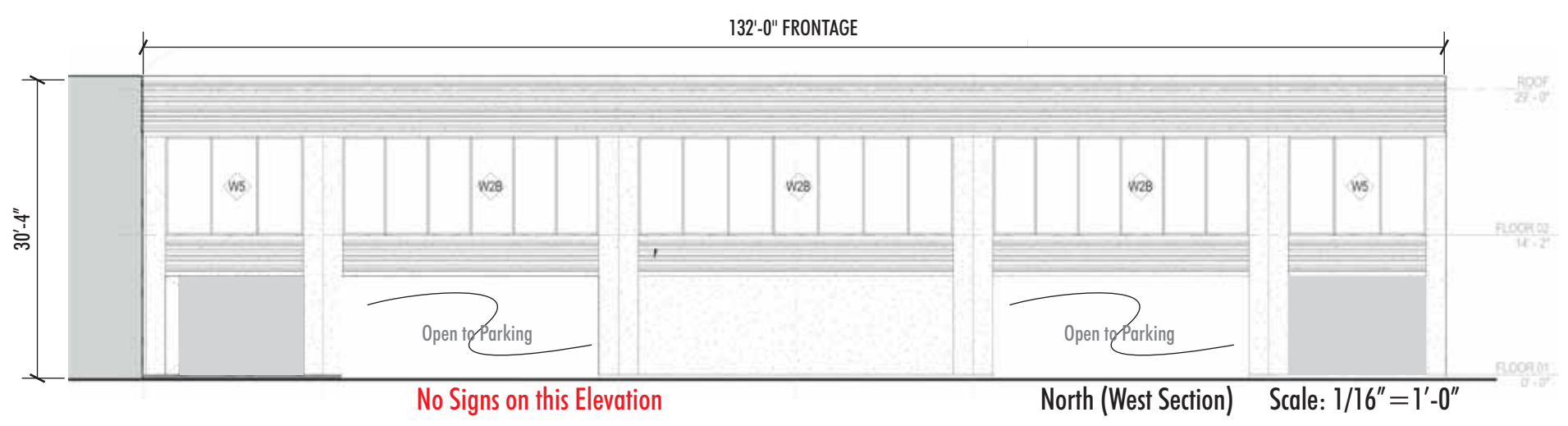
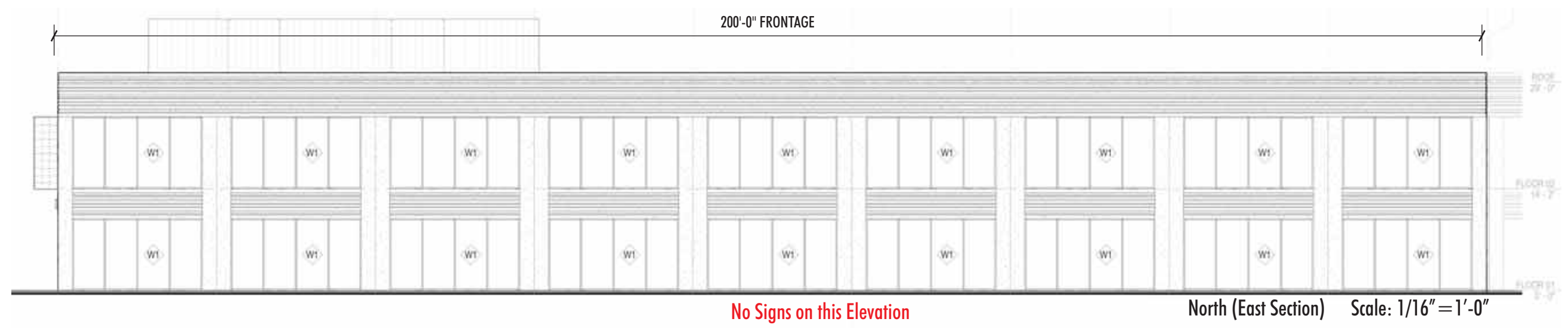
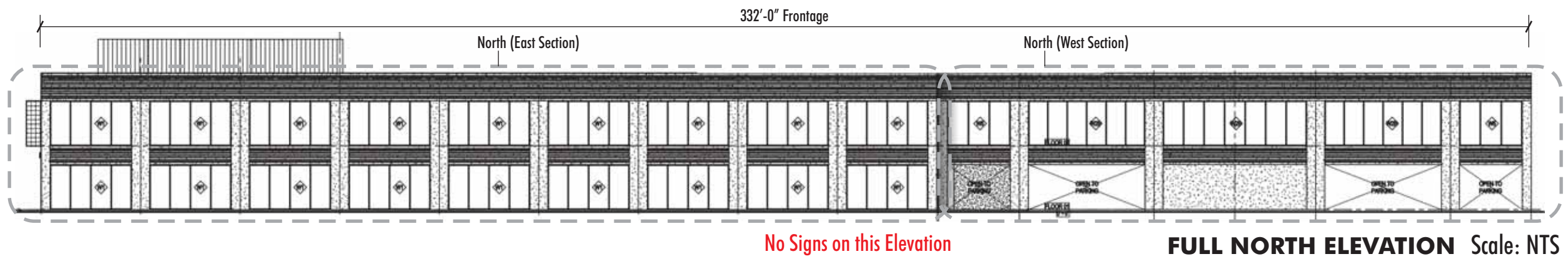
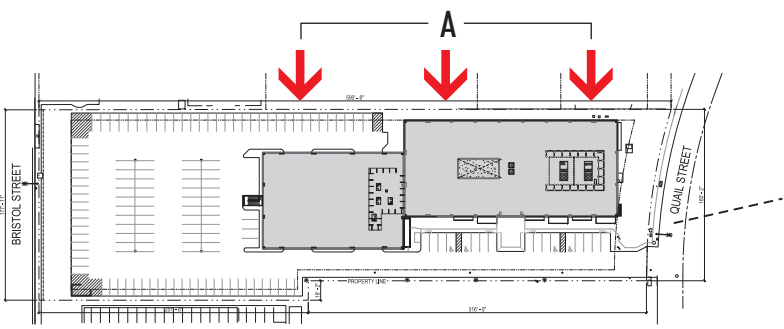
- A. 332'-0" NORTH ELEVATION (NO SIGNS)
- B. 120'-0" EAST ELEVATION
- C. 332'-0" SOUTH ELEVATION
- D. 120'-0" WEST ELEVATION

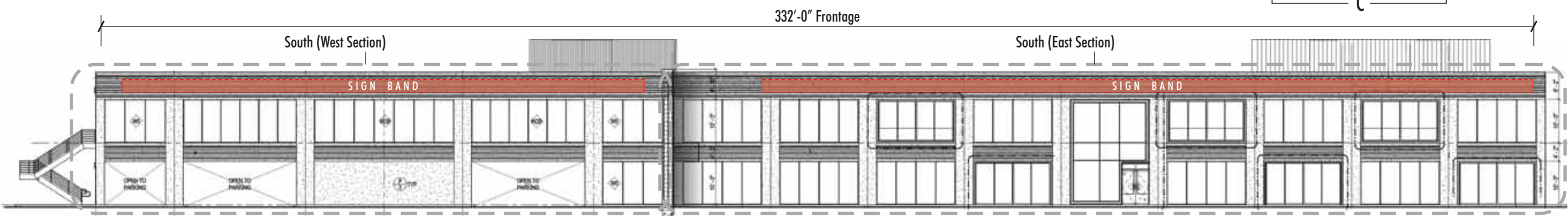
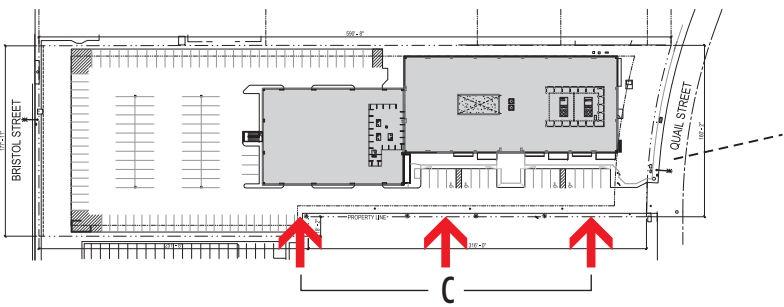
ALLOWABLE SIGNAGE (SQUARE FOOT)

- A. NO SIGNS ON THIS ELEVATION
- B. 2 SIGNS: B1-135 SQ FT B2- 45 SQ FT (180 SQ FT TOTAL MAX)
- C. 2 SIGNS: C1-198 SQ FT C2- 200 SQ FT (298 SQ FT TOTAL MAX)
- D. 1 SIGN: D: 135 SQ FT (135 SQ FT TOTAL MAX)

LEGEND

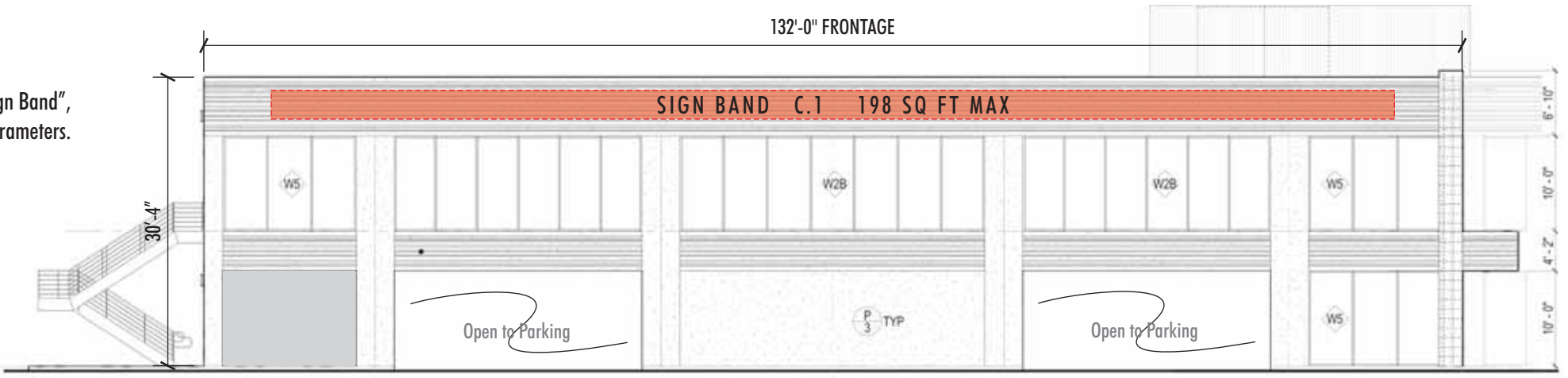
- Parapet Sign Band (T.1)
- Eyebrow Sign Band (T.2)
- Center Monument ID (M.1)
- Tenant Monument (M.2)
- Directory (D)
- Parking Code (P.1)
- Disabled Parking (P.2)
- Address



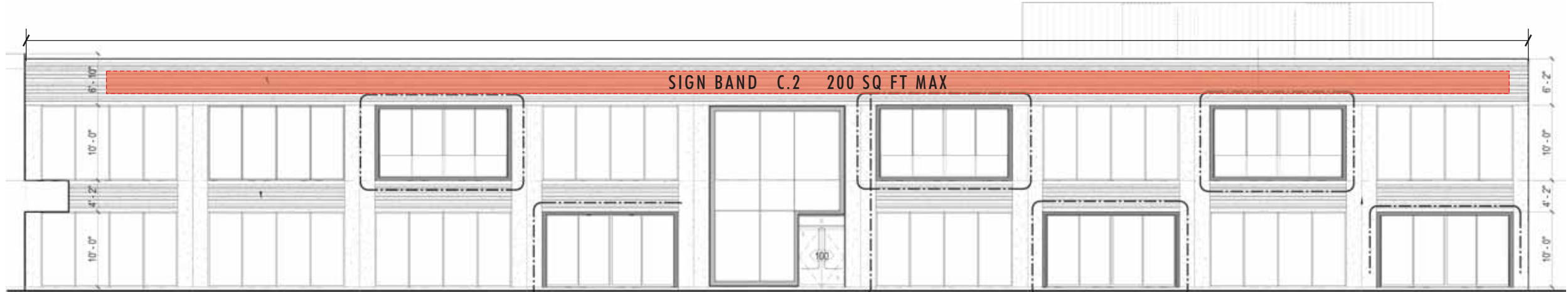


FULL SOUTH ELEVATION Scale: NTS

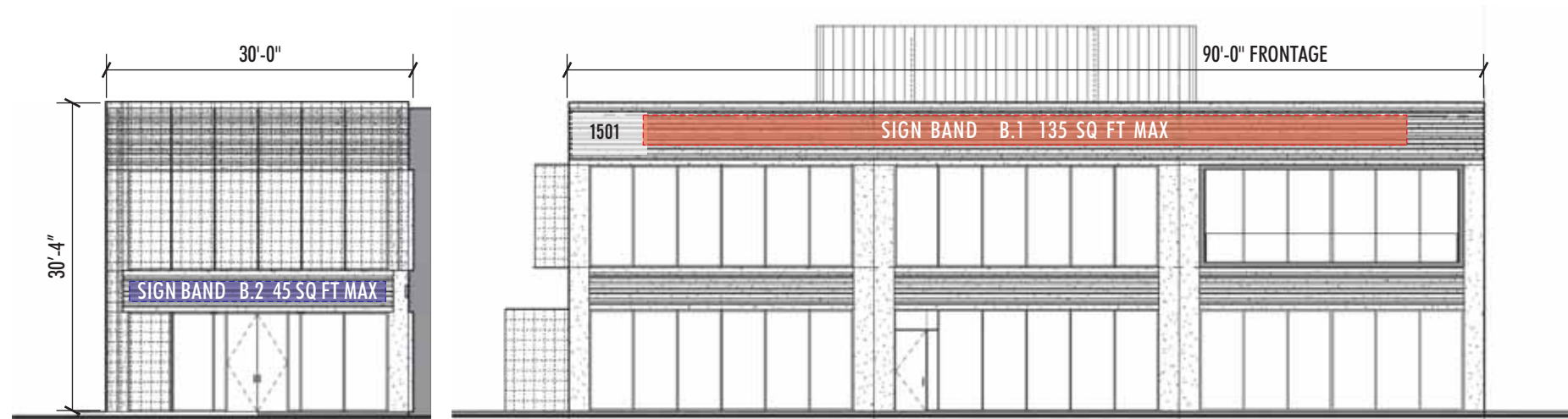
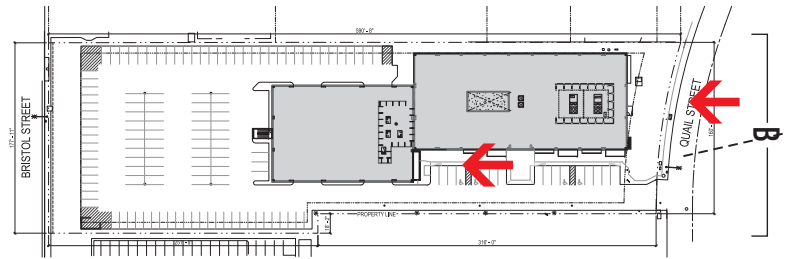
Note: One sign allowed per "Sign Band", see pages 2 and 6 for size parameters.



South (West Section) Elevation Scale: 1/16" = 1'-0"

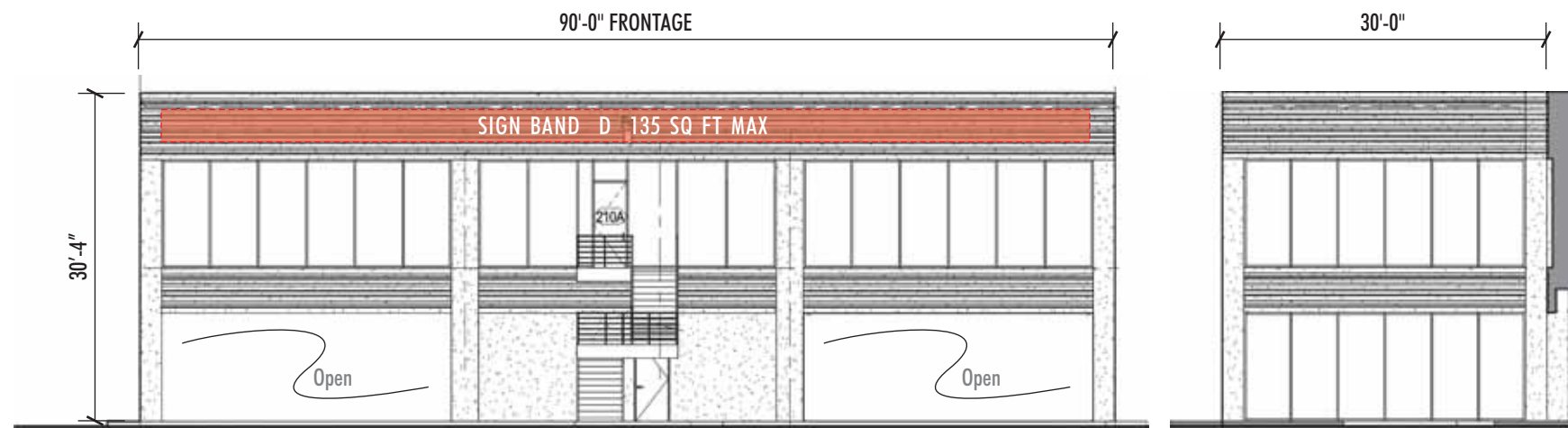
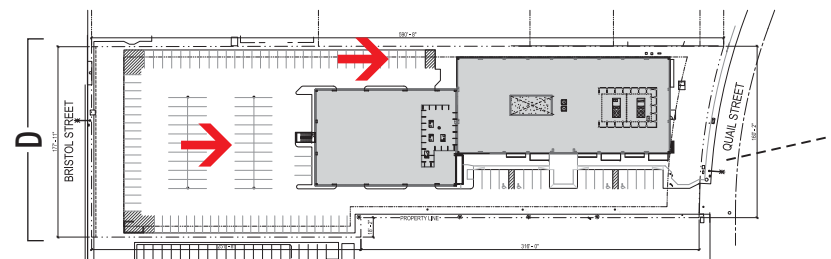


South (East Section) Elevation Scale: 1/16" = 1'-0"



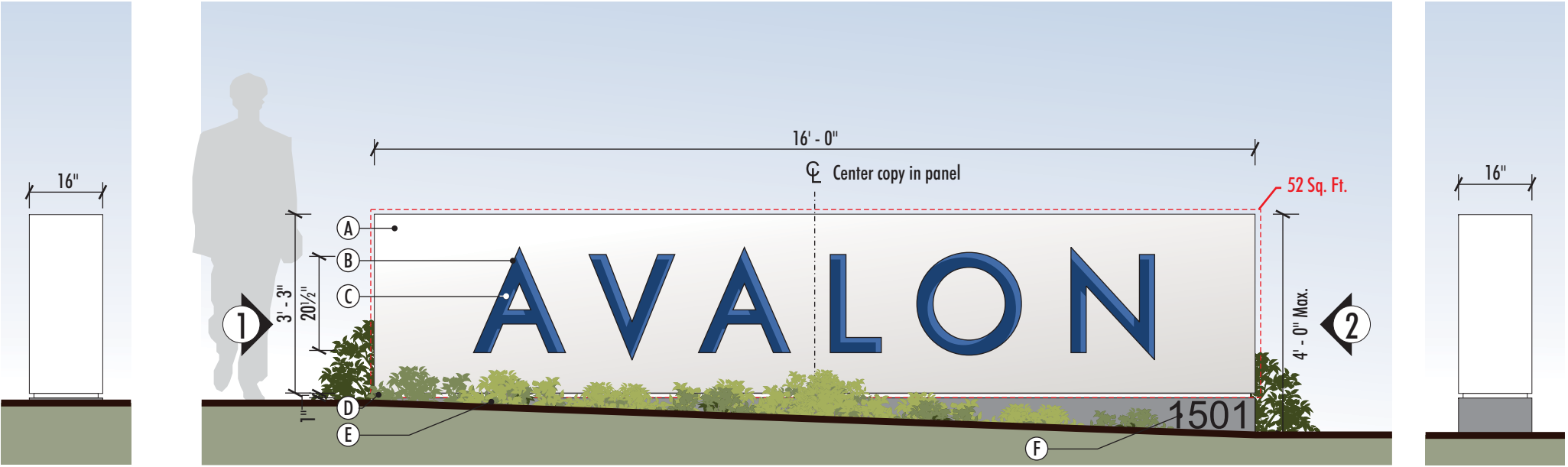
East Elevation Scale: 1/16" = 1'-0"

Note: One sign allowed per "Sign Band",
see pages 2 and 6 for size parameters.



West Elevation Scale: 1/16" = 1'-0"

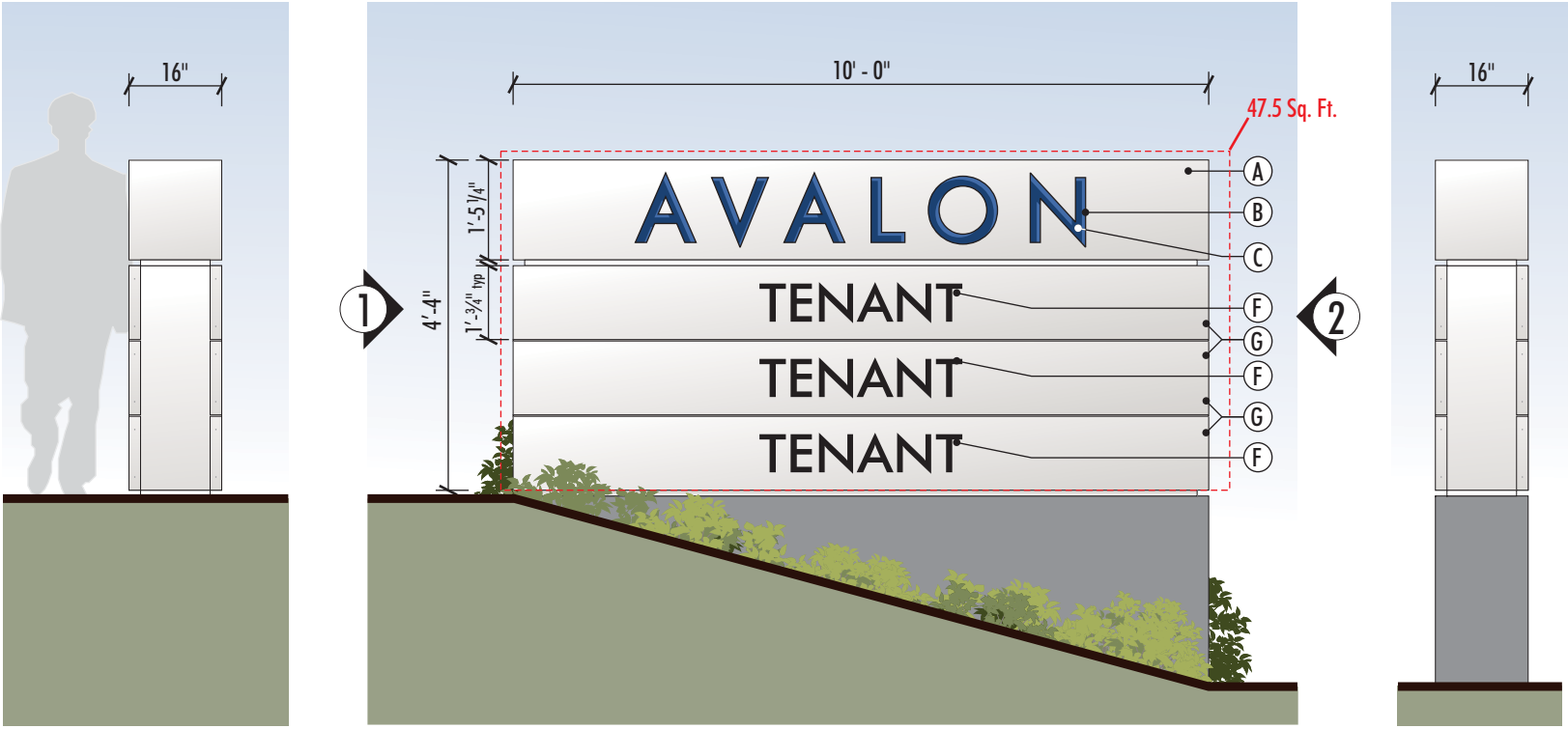
MONUMENT SIGNAGE - M.1 & M.2



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

M.1 CENTER MONUMENT ID (Existing Permitted Sign)
SCALE: 3/8" = 1' - 0"

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

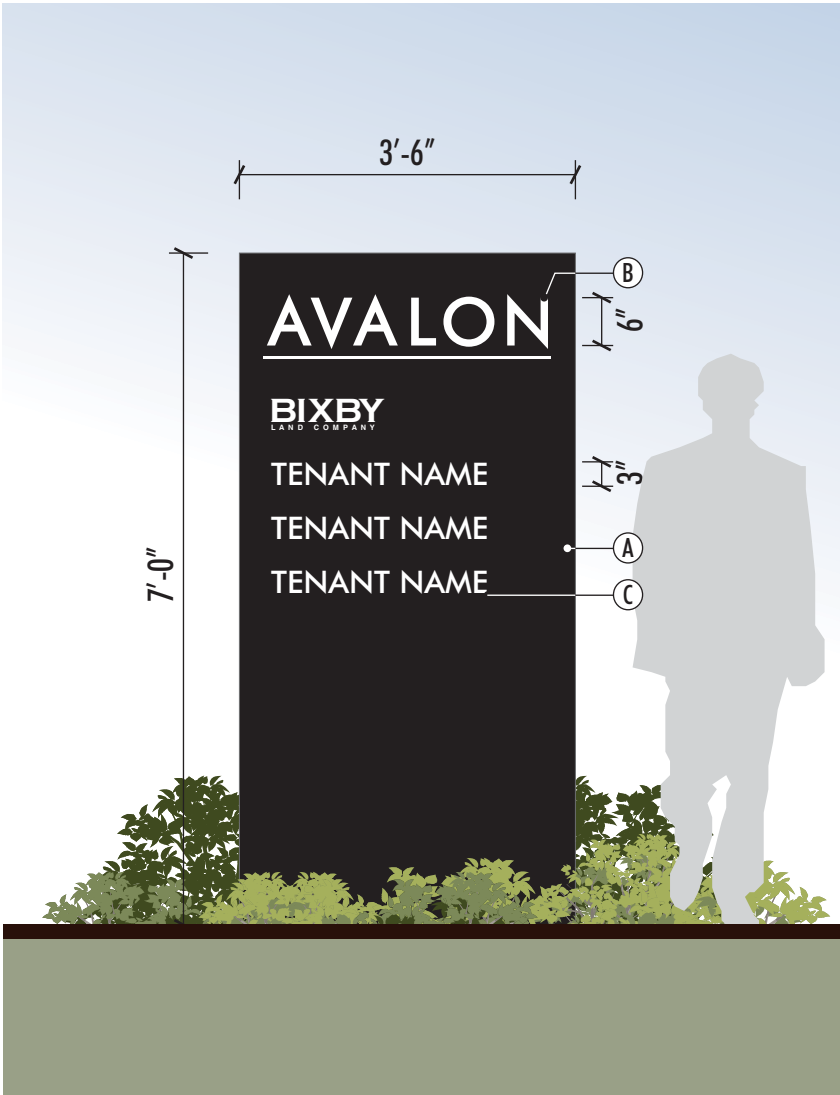


1 END VIEW
SCALE: 3/8" = 1' - 0"

M.2 TENANT MONUMENT SIGN
SCALE: 3/8" = 1' - 0"

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

- A. Fabricated 1/2" thick aluminum (5052-H32 ECS) panels welded and doweled together to form a cabinet. Cabinet exterior painted Matthews Acrylic Polyurethane (MAP) MP32071 "White Wonder", satin finish. Add second coat MAP satin clear finish for protective anti-graffiti purposes. Top to be removable for access to electrical and LED's.
- B. "Avalon" - copy to be waterjet cut on both faces. Font to be Futura Book BT. Letter centers (both "A" & "O") to be held with aluminum studs welded and secured to inside back panel. Paint studs MAP MP000064 "Macaw Blue", satin finish. Letter returns to be smooth finish and painted MAP MP000064 "Macaw Blue", satin finish. Cabinet to be bolted to concrete pad.
- C. Inside of cabinet to be painted MAP MP000064 "Macaw Blue", satin finish.
- D. 1" Reveal painted MAP MP32071 "White Wonder", satin finish. Ends of reveal to have weep holes for water drainage.
- E. Concrete pad per Engineering.
- F. Flat cut out acrylic, flush mounted using VHB & Silicone.
(a) option routed out and backed up copy for internal illumination
- G. Tenant panels to be 2" deep aluminum pan faces

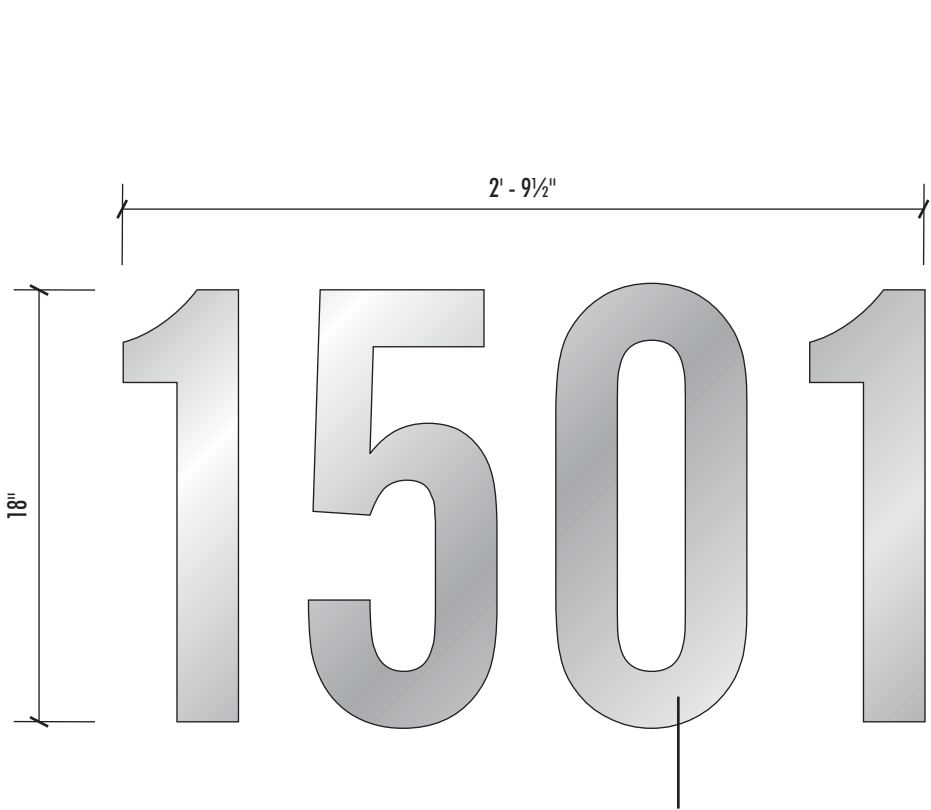


D TENANT DIRECTORY
SCALE: 3/8" = 1' - 0"

- A. 1" Aluminum angle structure with .090 aluminum cladding paint color satin black
- B. "Avalon" - copy to be flat cut out 1/4" white acrylic copy
- C. Tenant name to be flat cut out 1/8" acrylic, flush mounted using VHB & Silicone.
- D. Non-Illuminated

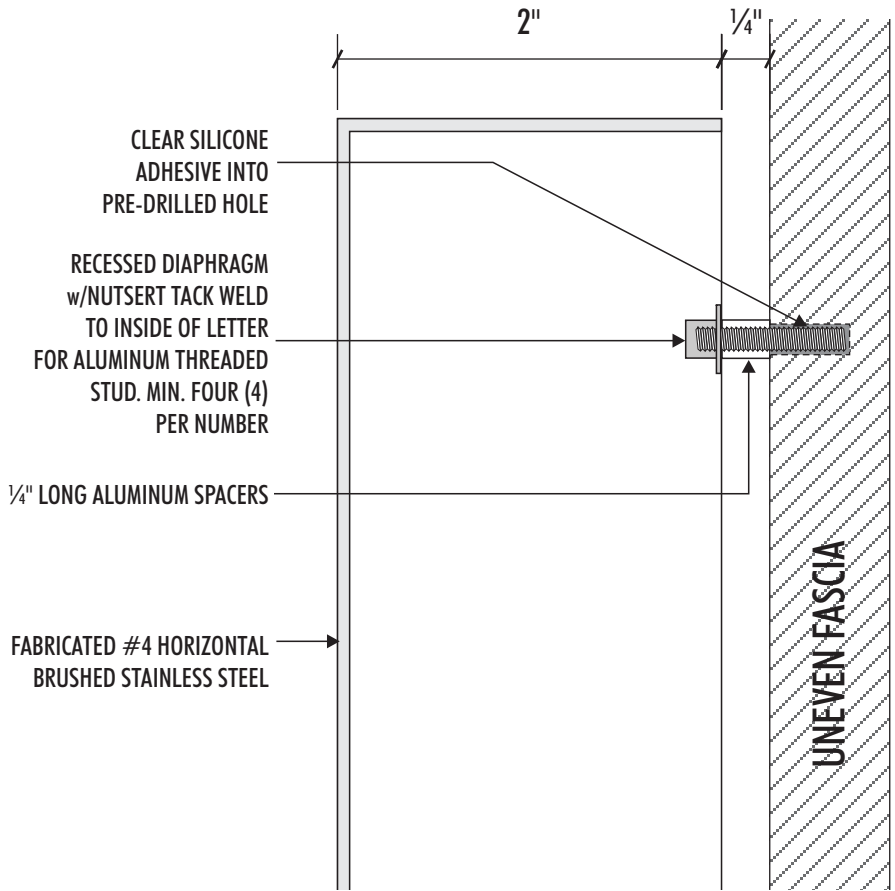


1 SIDE VIEW
SCALE: 3/8" = 1' - 0"

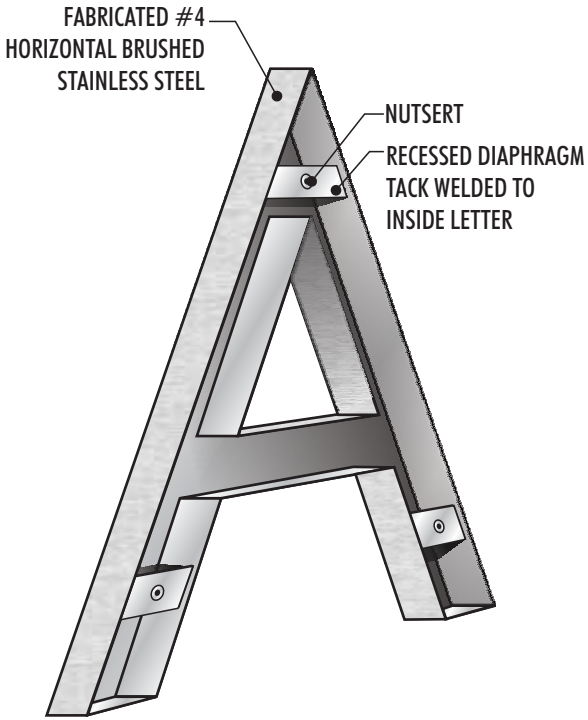


1 FRONT VIEW
SCALE: 1 1/2" = 1' - 0"

2" Deep fabricated #4 horizontal
Brushed stainless steel numbers.
Brushed finish to be on faces and returns.
All numbers to be stud mounted 1/4" off
of building fascia.
Font: Alternate Gothic Com No 2

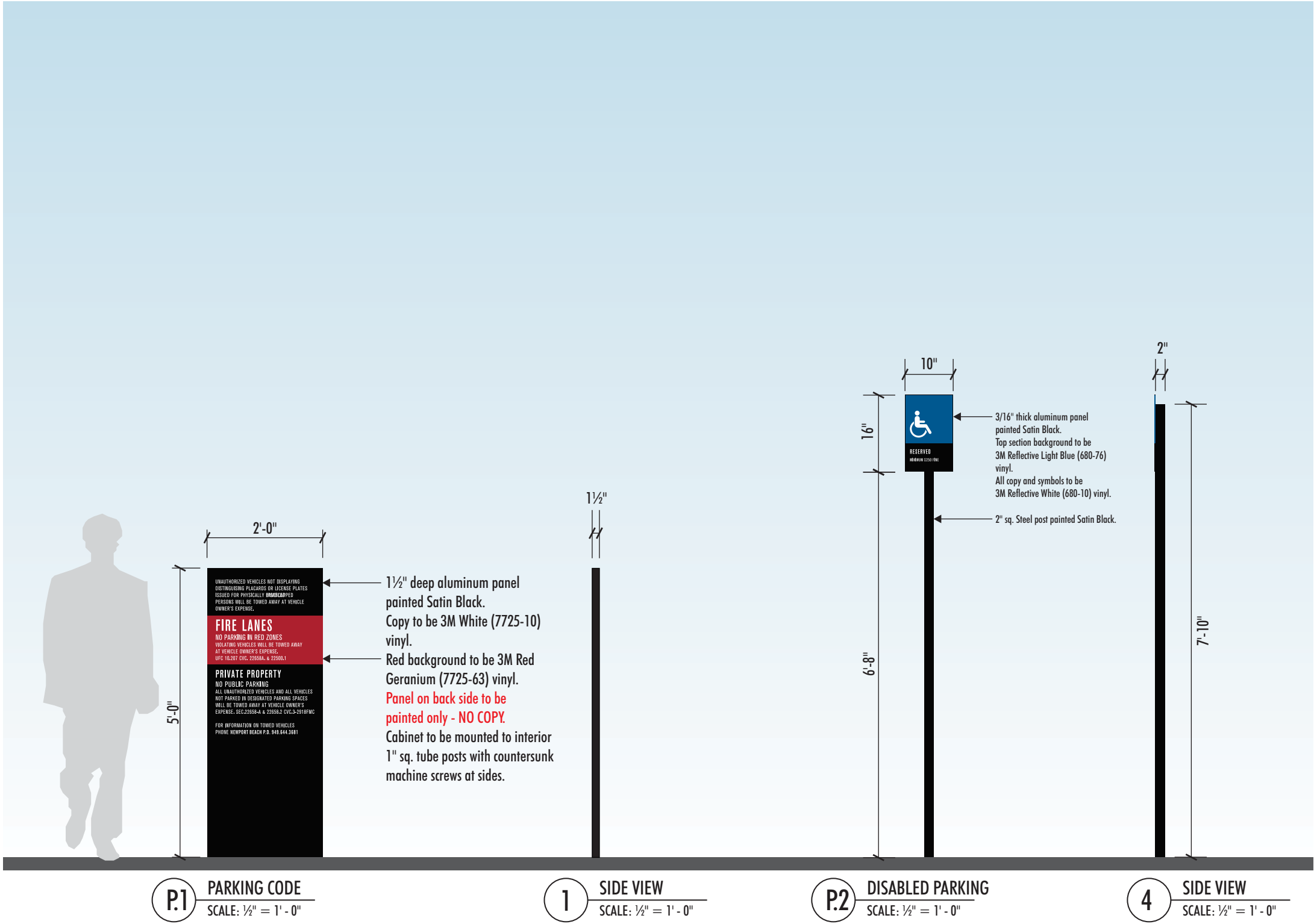


2 SECTION VIEW DETAIL
SCALE: FULL SIZE



3 TYPICAL BACK SIDE OF LETTER
NOT TO SCALE

**PARKING CODE ENTRY SIGN
AND DISABLED PARKING SIGN**



P.2A Qty: Five (5)



P.2B Qty: One (1)



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

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

www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Staff Approval No. SA2016-016 (PA2016-194)

APPLICANT: Bay Island Club

LOCATION: 501 West Bay Avenue
Bay Island Parking Facility Upgrade

LEGAL DESCRIPTION Parcel 1 of Resubdivision No. 854

On **December 23, 2016**, the Community Development Director approved Staff Approval No. SA2016-016 to find the referenced project in substantial conformance with existing Use Permit No. UP1094 and its related variance and modification permits. The applicant requested approval for decorative enhancements, nonstructural alterations, and a new cover on top of the upper level of parking. These upgrades would not change the footprint of the existing parking structure and the overall height to the ridge would increase by approximately one foot. This approval is based on the ability to make all of the required findings pursuant to Section 20.54.070 of the Zoning Code (Changes to an Approved Project).

PROJECT SUMMARY

A request to determine improvements to the existing Bay Island parking garage are in substantial conformance with the original approval. Most notably, a new cover is proposed over the upper level of parking.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** RM (Multi-Unit Residential)
- **General Plan:** RM (Multiple-Unit Residential)

I. BACKGROUND

In 1965, Use Permit No. UP1094 was granted to allow the construction and operation of a private parking facility over five lots in the C-1 Zoning District for the 24 residents living on nearby Bay Island. Variance No. VA0837 was also granted to permit an encroachment into the required alley setback. The structure was built in 1966.

In 1971, the lots were included in a rezoning from C-1 to R-3, which included a front setback requirement of four feet along West Bay Avenue.

In 1987, Modification Permit No. MD3351 was granted to allow the construction of a roof structure (i.e., cover) over a portion of the existing parking structure; however, construction was never initiated and this approval expired. A similar application was subsequently filed and approved in 1990, under Modification Permit No. MD3654. The cover was constructed as approved and the structure has not undergone any major changes since this time. Also in 1990, Resubdivision No. 854 formally merged the five lots into a single parcel.

Figure 1 below shows the configuration of the existing structure. A large portion of the upper level is left uncovered, which makes it undesirable for many of the residents to utilize the parking.



Figure 1 – Existing upper level cover.

II. PROPOSED CHANGES

The applicant proposes to improve the existing structure as follows:

- Construct a new cover at the upper level to effectively cover all parking spaces. The 18-foot eave height will be maintained; however, the new uppermost height will be 19 feet, 1 inch to the ridge to allow appropriate clearance and drainage.
- Install new architectural metal louvers on the upper level of the north elevation.
- Install new metal siding on the upper level of the south, east and west elevations.

- Protect existing landscaping and vines to soften the elevations at the street level.

These improvements will help to create a more useable parking structure for the residents of Bay Island while updating its aesthetics and screening the vehicles from view.

Figure 2 below shows the approximate outline of the proposed cover, which will maintain the existing and required setbacks.



Figure 2 – Proposed upper level cover.

III. FINDINGS

Pursuant to Section 20.54.070, the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use, without a public hearing, and waive the requirement for a new use permit application. This staff approval is based on the following findings and facts in support of the findings.

Finding:

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

Facts in Support of Finding:

1. The parking facility use is consistent with the permitted land uses identified in the RM Zoning District and is allowed pursuant to Use Permit No. UP1094. All related encroachments are allowed pursuant to Variance No. VA0837 and Modification Permit No. MD3654.
2. The removal and replacement of the existing upper level cover with an expanded cover complies with the maximum height limit for a flat roof (less than 3:12 pitch) of 28 feet within the RM Zoning District. The roof eaves nearest to the front and rear property lines maintain the existing height of 18 feet.
3. The façade improvements and architectural features do not substantially increase the height, bulk or mass of the existing structure.
4. The upgrades will improve the screening and the look of the parking facility while maintaining the parking spaces and adequate circulation.

Finding:

B. Do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project.

Fact in Support of Finding:

1. The proposed alterations are generally cosmetic and do not affect previous California Environmental Quality Act determinations related to the use or structure.

Finding:

C. Do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.

Facts in Support of Finding:

1. The new cover maintains the lower 18-foot height at the eave, which is closest to the front and rear property lines. The height slopes from the eave to a ridge height of 19 feet, 1 inch. The height increase coupled with the 12-foot side setbacks should not adversely impact the bulk or mass of the structure.
2. The updated architectural features with metal treatment create a modern aesthetic for the building, but do not compromise the intent and purpose of the original approval.

Finding:

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

Fact in Support of Finding:

1. The proposed alterations update the look of the parking facility, but do not change the operational characteristics and will not expand the existing structure.

IV. DETERMINATION

A determination has been made that the proposed alterations to the Bay Island Parking Garage are in substantial conformance with Use Permit No. UP1094, Variance No. VA0837, and Modification Permit No. MD3654. These changes require the approval of a building permit.

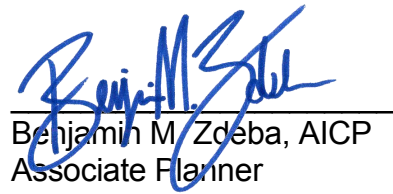
V. CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plan(s) and building elevations.
2. The applicant is required to obtain all applicable permits from the City Building and Fire Departments. The construction plans must comply with the most recent, City-adopted version of the California Building Code.
3. Prior to the issuance of building permits, this action letter shall be copied into the plan set.
4. Roof evac vents shall be required. The number of said vents shall be determined using professional engineering calculations
5. The applicant shall apply for a code modification for the substitution of fire sprinklers.
6. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Bay Island Parking Garage Upgrade including, but not limited to, Staff Approval No. SA2016-016 (PA2016-194). 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 or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Kimberly Brandt, AICP, Community Development Director



Benjamin M. Zdeba, AICP
Associate Planner

JWC/bmz

Attachments: CD 1 Vicinity Map
 CD 2 Use Permit No. UP1094
 CD 3 Variance No. VA0837
 CD 4 Modification Permit No. MD3654
 CD 5 Applicant's Justification
 CD 6 Project Plans

Attachment No. CD 1

Vicinity Map



Newport
Beach
GIS



0 200 400
Feet

Disclaimer: Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

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

12/23/2016

Attachment No. CD 2

Use Permit No. UP1094

IF APPROVED, NOT EFFECTIVE
UNTIL 15 DAYS AFTER DATE

USE PERMIT APPLICATION
Ord. No. 635
CITY OF NEWPORT BEACH
FILING FEE \$30.00

NO. 1094
DATE 12-7-64

INSTRUCTIONS (Read Carefully.) The applicant or his legal representative must be present at all public hearings. Fill out this application completely. It must be accompanied by five copies of a plot plan to scale, and with correct dimensions, showing in detail all boundaries, existing buildings, proposed alterations and additions. The applicant must sign conditions of Use Permit, if any, within thirty days after approval. Application shall be revoked if not used within eighteen months from date of approval.

1. Bay Island Club & Ira N. Frisbee & Company, 3471 Via Lido, Newport Beach,
Applicant 507 W Bay Area Address Involved Calif.
2. LOT # 2,3,4,5 & 6 BLOCK 3 SECTION _____ TRACT East Newport ZONE C-1
3. DATE OF HEARING 12-17-64 JAN. 7, 1965 TIME 8:00 P.M.
4. Application is hereby made for a Use Permit from Section 9103.52(a) to permit:
use for private garage in C-1 zone for use by 24 residents of Bay Island.

Also zero set back adjacent to alley. Sketch showing survey of property attached.

There are 3 sheets attached to and made a part of this application. I hereby certify that the foregoing statements, maps, drawings, plans and specifications attached hereto are true and correct. If approved this Use Permit will not adversely affect persons residing or working in the neighborhood. I further consent to any permit issued in reliance thereon being null and void in the event they are not true and correct.

RH Secklinberg, President 17 Bay Island Dr 35074
Signature of Owner or Applicant Home Address Phone

FOR DEPARTMENTAL USE ONLY PLANNING COMMISSION ACTION
In accord with Section _____ a Use Permit is hereby _____ the above applicant subject to requirements of all governmental agencies having jurisdiction and subject to the following:

The undersigned hereby agrees to all the above conditions.

Signature of Grantee

FINDINGS OF PLANNING COMMISSION: Upon a review of the evidence on file and testimony presented at the meeting the Commission found and determined that, under the circumstances of the particular case, the granting of this use permit would not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood and, therefore, recommended approval.

APPROVED - By City Planning Commission
on the 7 day of January 19 65.

DENIED-
APPROVED - By the City Council on the
_____ day of _____ 19 _____

Ray Y. Copelin, Secretary
Newport Beach City Planning Commission

Margery Schrouder, City Clerk
Newport Beach, California

Use Permit # 1094

Attachment No. CD 3

Variance No. VA0837

VARIANCE APPLICATION
Ordinance No. 635
City of Newport Beach

NO. 837

DATE _____

INSTRUCTIONS: (Read Carefully). The Applicant or his legal representative must be present at all public hearings. Fill out this application completely. It must be accompanied by four copies of a plot plan to scale, and with correct dimensions, showing in detail all boundaries, existing buildings, proposed alterations and additions. The Applicant must sign conditions of Variance, if any, within thirty days after granting. Application is not valid until 15 days after date of approval and shall be revoked if not used within eighteen months from date of approval.

1. Bay Island Club Southwest corner of Bay Avenue and Island
Property Owner Only Address Involved
2. LOT 2-3-4-5-6 BLOCK 3 SECTION _____ TRACT East Newport ZONE C-1
3. DATE OF HEARING January 7, 1965 TIME 8:00 PM.
4. Application is hereby made for a Variance from Section 9103.55 (d) to permit:
Encroachment of 7'0" into a required alley setback of 10'.

5. Hardship Involved: Efficient use of the property for a parking garage basically dictates the dimensions indicated on the attached drawings. There will be no deliveries or access to the building from the alley. The use of the building will be strictly that of a parking structure.

There are _____ sheets attached to and made a part of this Application. I hereby certify that the foregoing statements, maps, drawing, plans and specifications attached hereto are true and correct. If granted, this Variance will not adversely affect persons residing or working in the neighborhood. I further consent to any permit issued in reliance thereon being null and void in the event they are not true and correct.

x William P. Beachy A.I.D. 446 N. NEWPORT BLVD. 646-7739.
Signature of Owner Home Address Phone

FOR DEPARTMENTAL USE ONLY

PLANNING COMMISSION ACTION

In accord with Section 9106.31 (a)-1-2-3 a Variance is hereby _____ the above applicant subject to requirements of all governmental agencies having jurisdiction and subject to the following:

The undersigned hereby agrees to all the above CONDITIONS.

X _____

DATES: Filed _____ Hearing _____ Published _____ Newspaper _____

FINDINGS OF PLANNING COMMISSION: Upon a review of the evidence on file and testimony presented at the hearing the Commission found and determined that, under the circumstances of the particular case, the requested encroachment would not be detrimental to the general welfare nor to property and improvements in the neighborhood and, therefore, recommended approval.

That Variance be GRANTED - ~~DENIED~~
on the 7 day of January 19 65.

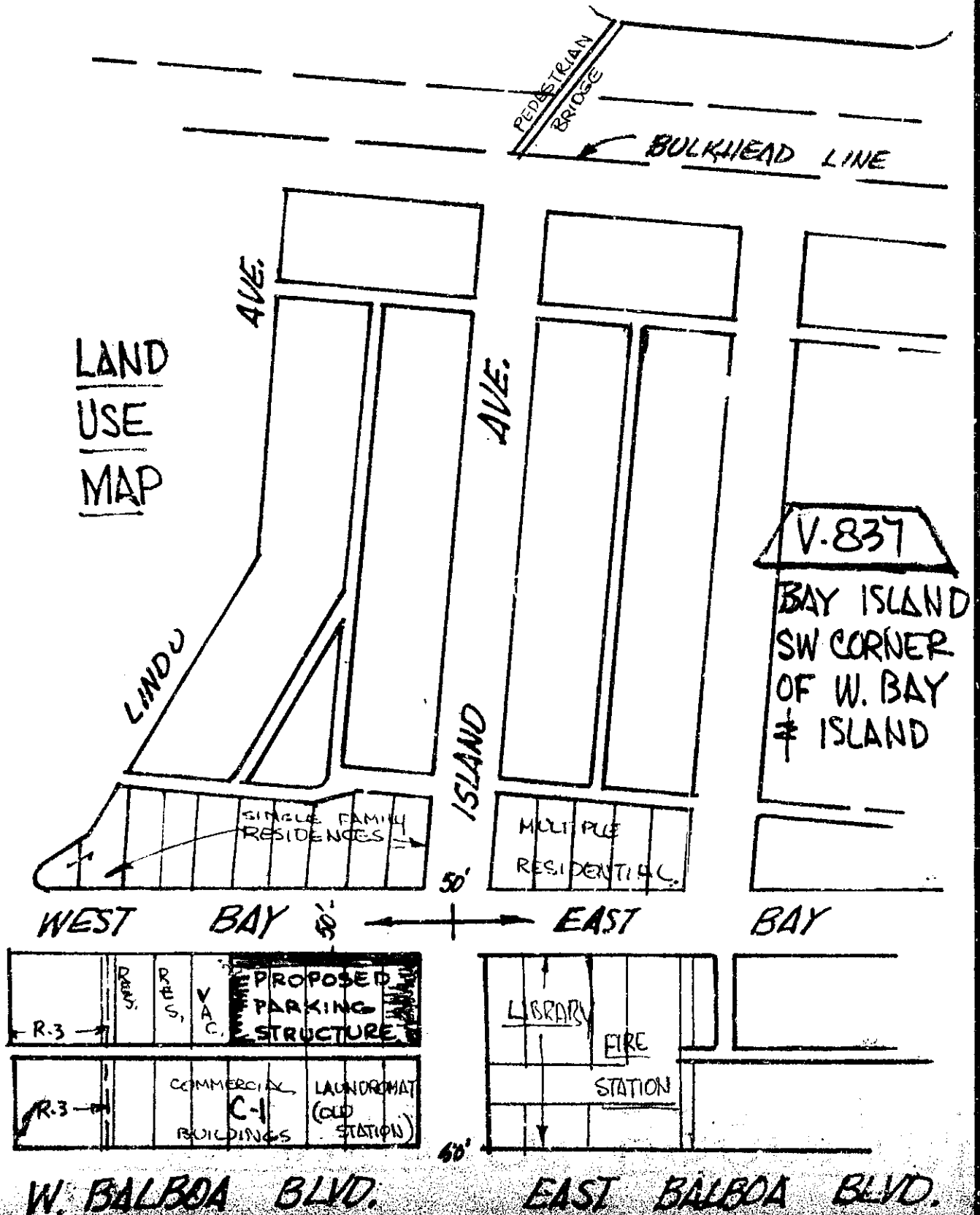
GRANTED - DENIED
on the _____ day of _____ 19 _____.

Ray Y. Copelin
Ray Y. Copelin, Secretary
Newport Beach City Planning Commission

Margery Schrouder
Margery Schrouder, City Clerk
Newport Beach, California

V-837

BAY ISLAND



Attachment No. CD 4

Modification Permit No. MD3654

MODIFICATION APPLICATION
CITY OF NEWPORT BEACH
PLANNING DEPARTMENT
3300 Newport Blvd.
P. O. Box 1768
Newport Beach, CA 92658-8915
(714) 644-3200

3654
Application Rec'd by: OK
FEE: \$ 275

Applicant (Print) BAY ISLAND CLUB Phone (714) 673-1232

Address of Property Involved 501 W. Bay Avenue, Balboa

Mailing Address c/o James D. Higson, 19 Bay Island, Newport Beach, CA 92661

Property Owner BAY ISLAND CLUB Phone (714) 673-1232

Mailing Address c/o James D. Higson, 19 Bay Island, Newport Beach, CA 92661

Work to be done Cover portion of existing second floor of garage building

Existing nonconformities EXISTING STRUCTURE ENCROACHES 4 FT. INTO REQUIRED 4 FT. FRONT YARD SETBACK

Proposed nonconformities NEW 4 FT. ENCLOSURE WILL MAINTAIN EXISTING SETBACK

Present Use Garage Proposed Use same Zone R-3

	Code Requirement	Existing	Proposed
Front setback	na : no change	0	ENCROACH 4'
Right side setback			
Left side setback			
Rear setback			
Main building area	10,050		
Garage area	"		
Open space	na		
Parking spaces	50	12'	19'
Building height			

Previous Modifications, Use Permits, Variances, etc. Use Permit #1094 Resub. 854

Legal Description of Property Involved (if too long, attach separate sheet)
Lots 2 - 6, Blk. 3, East Newport Tract

OWNER'S AFFIDAVIT

(X) (We) BAY ISLAND CLUB depose and say that (I am) (we are) the owner(s) of the property(ies) involved in this application. (I) (We) further certify, under penalty of perjury, that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my) (our) knowledge and belief.

Signature(s) James D. Higson, Const. Coordinator, Board of Directors, Bay Island Club

NOTE: An agent may sign for the owner if written authorization from the record owner is filed with the application.

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed 2-9-90 Fee Pd. \$255.00 Receipt No. 3559

Hearing Date 2-27 Posting Date 2/16 Mail Date

Modifications Committee Action Cond. Approved

Date 2-27-90 Appeal 4-14-90

P. C. Hearing 4-5-90 P. C. Action Approved

Date Appeal

C. C. Hearing 5-14-90 C. C. Action Approved

**FINAL FINDINGS AND CONDITIONS
FOR MODIFICATION NO. 3654,
AS APPROVED BY CITY COUNCIL
ON MAY 14, 1990**

Findings:

1. That the proposal will not be detrimental to the surrounding area or increase any detrimental effect of the existing use and is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code.
2. That the proposed garage enclosure will not be detrimental to the surrounding area or increase any detrimental effect of the existing use.
3. That the proposed garage enclosure will not affect the flow of air and light to adjoining residential properties, inasmuch as the structure is located adjacent to a public street, and will maintain a setback of 25± feet from the adjoining residential uses to the west.
4. That the proposed garage enclosure will not adversely obstruct views from adjoining residential properties any more than a permitted structure.
5. That the proposed front yard setback encroachment is minor in nature.
6. That the revised plan is a reasonable alternative to the original submittal which reduces the canyon or tunnel effect of the structure as viewed from West Bay Avenue.
7. That the garage enclosure will shield parked vehicles from view of adjoining residential properties across West Bay Avenue.
8. That the bulk of the structure will be less obtrusive than a building constructed to the R-3 District development standards.
9. That the permitted encroachment in the 4 foot front yard setback will be no higher than the existing parapet wall adjacent to West Bay Avenue, except for a slightly pitched roof required for drainage purposes. Therefore, the intent of the 4 foot front yard setback for all new construction will be substantially maintained.
10. That strict application of the setback requirements in this case, would preclude a reasonable use of the structure. The proposed project would reduce the nonconforming nature of the use by limiting the amount of roof top parking and conditions of approval substantially restrict the size of the structure which would otherwise be permitted under applicable zoning codes.

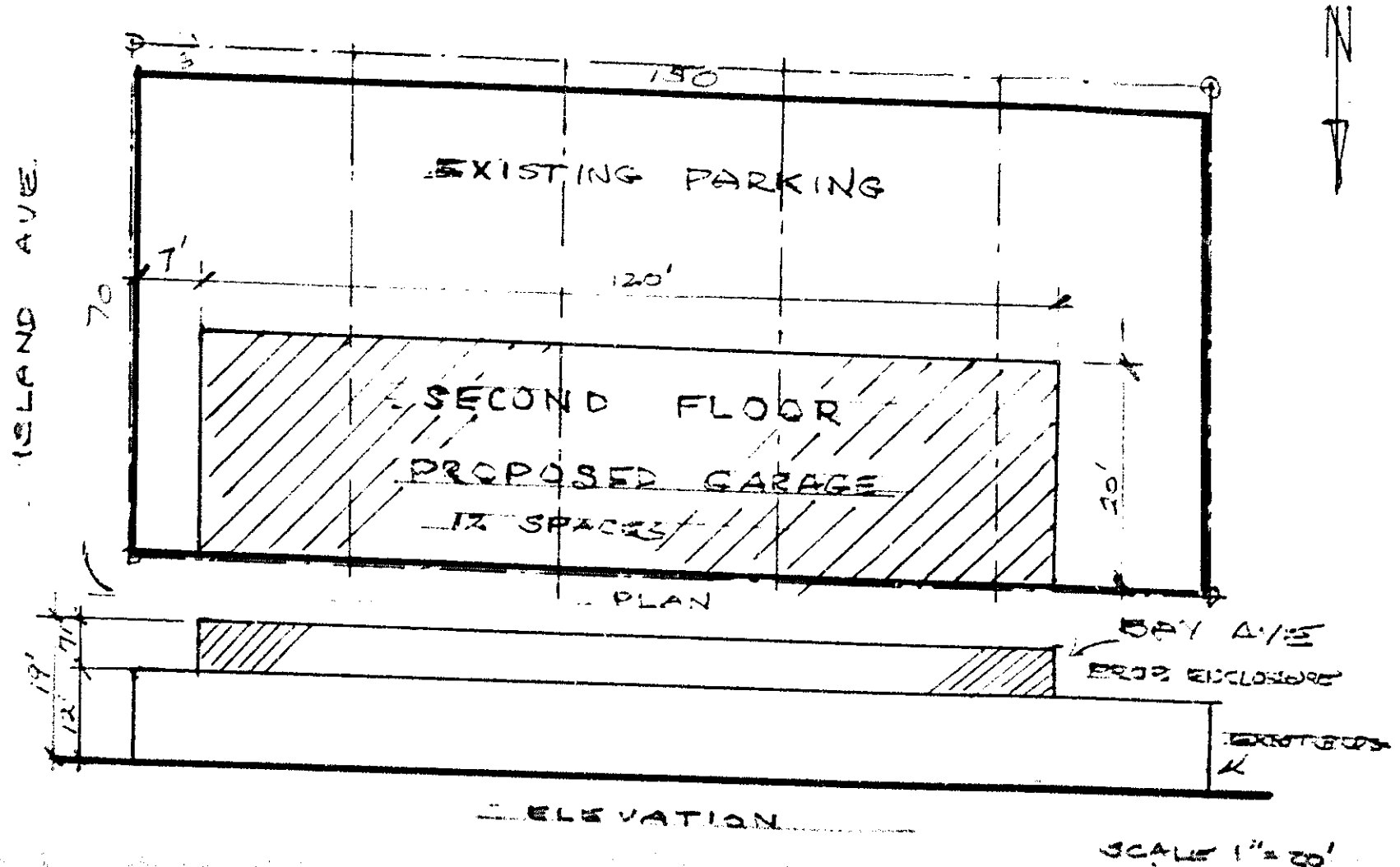
Conditions:

1. That development shall be in substantial conformance with the approved revised plot plan, floor plans, elevations and sections.

Final Findings and Conditions
Bay Island Club
501 West Bay Avenue
Page 2

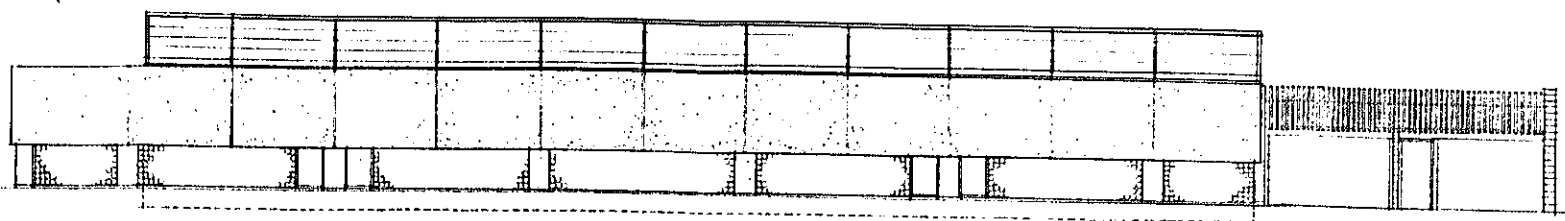
2. That the portion of the enclosure located within the 4 foot front yard setback adjacent to West Bay Avenue shall be reduced in height so as not to exceed the height required to accommodate the front end of a vehicle and also provide adequate roof drainage as required by the Uniform Building Code.
3. That the overall height of the structure shall not exceed 18 feet above natural grade as depicted in the revised plans presented at the hearing and made a part of this application.
4. That all conditions of Resubdivision No. 854 shall be fulfilled.
5. That the metal panels shall be textured and/or colored in a manner that is compatible with the existing structure.
6. That the structure shall be used only as a parking garage.

BAY ISLAND CLUB
 PROPOSED ENCLOSURE
 12 CARS

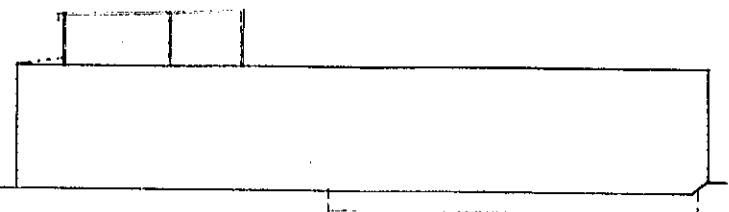




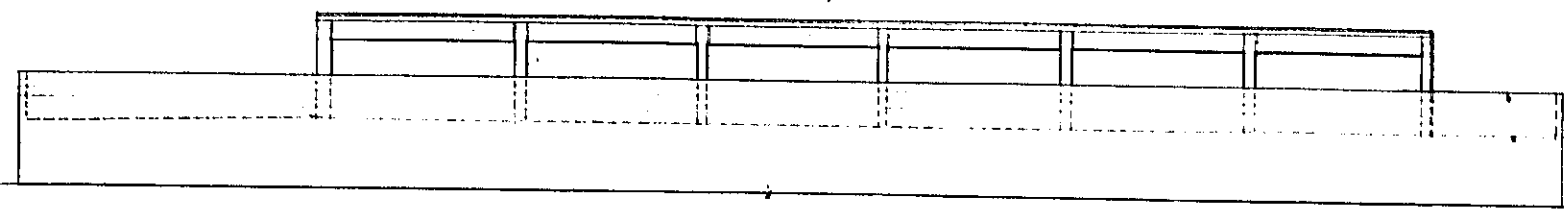
EAST ELEVATION
SCALE: 1/8"=1'-0"



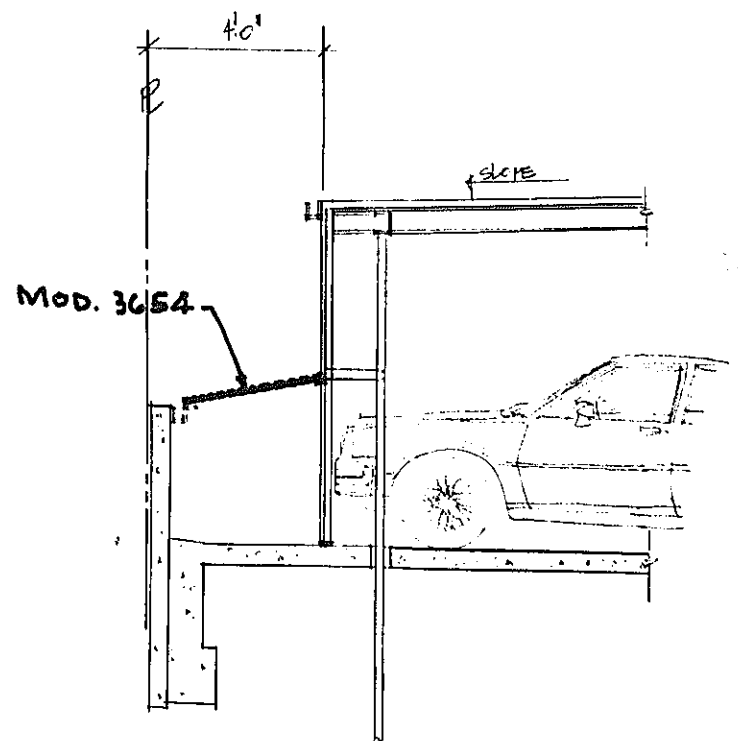
NORTH ELEVATION
SCALE: 1/8"=1'-0"



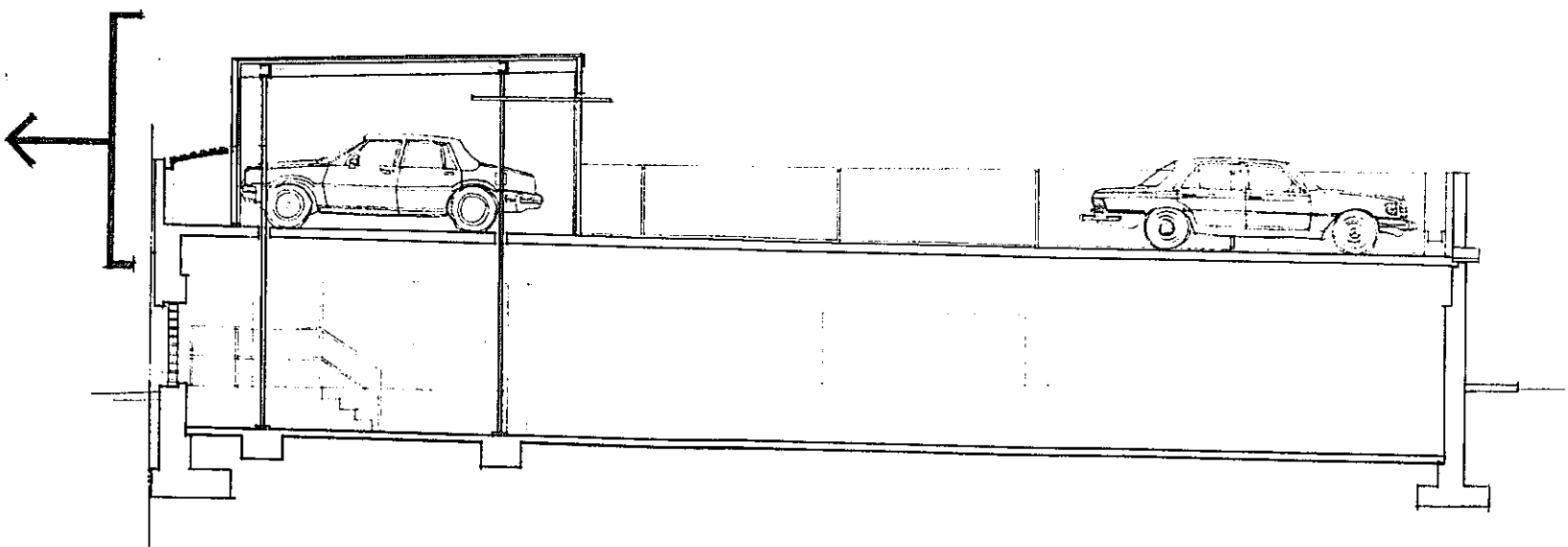
WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

FICKER & RUFFING ARCHITECTS
610 NEWPORT CENTER DRIVE, SUITE 650, NEWPORT BEACH, CALIFORNIA 92644-1551
ARCHITECT

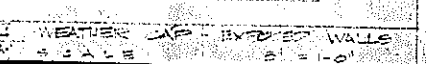
**BAY ISLAND GARAGE
COVERED PARKING AREA**

COVER SHEET

REV	DATE	BY	DATE	BY	DATE







DATE
DRAWN BY
CHECKED BY
SHEET

C1



- # ABBREVIATIONS
- | | | | |
|--------|-----------------|-------|---------------|
| ALUM. | ALUMINUM | T. P. | TOP OF PAVING |
| BLK. | BLACK | T. C. | TOP OF CURB |
| B.W. | BACK OF WALL | T. S. | TOP OF SLAB |
| BLDG. | BUILDING | T. W. | TOP OF WALL |
| CONO. | CONCRETE | VERT. | VERTICAL |
| CONT. | CONTINUOUS | | |
| C. | CENTER LINE | | |
| DET. | DETAIL | | |
| D.W. | DEY WALL | | |
| ELEV. | ELEVATION | | |
| EXT. | EXTERIOR | | |
| EXP. | EXPOSED | | |
| FIN. | FINISH | | |
| F.S. | FACE OF STJO | | |
| F.M. | FACE OF VAGONEY | | |
| FL. | FLOOR | | |
| HGT. | HEIGHT | | |
| MIN. | MINIMUM | | |
| MAX. | MAXIMUM | | |
| MET. | METAL | | |
| N.I.C. | NOT IN CONTRACT | | |
| P. G. | PAINT GRADE | | |
| R. | RADIUS | | |
| SEC. | SECTION | | |
| STL. | STEEL | | |
| TVE. | TYPE | | |

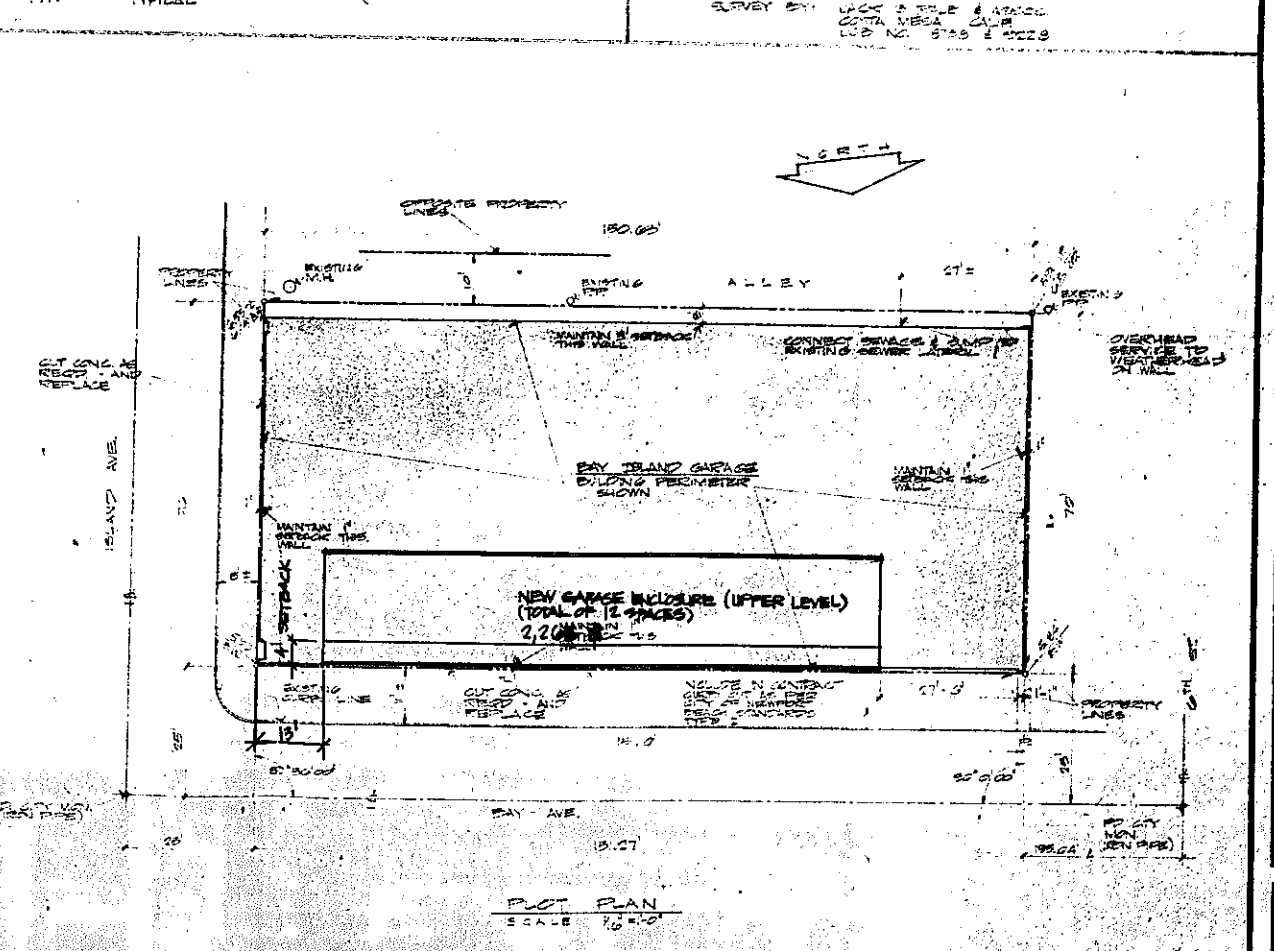
SYMBOL OF MATERIALS

	ALSOBY
	CONC. SLAB
	EARTH
	METAL
	ROUGH WOOD
	OCTAGONAL TIE BARS

LEGAL DESCRIPTION

LOT 3, 4, 5 & 6 BLOCK 3
EAST NEWPORT TRACT
NEWPORT BEACH, CALIF.

ADDRESS:
501 VI. WAY AVE.



445 NORTH BEAUFORT BLVD.
NEWPORT BEACH, CALIFORNIA

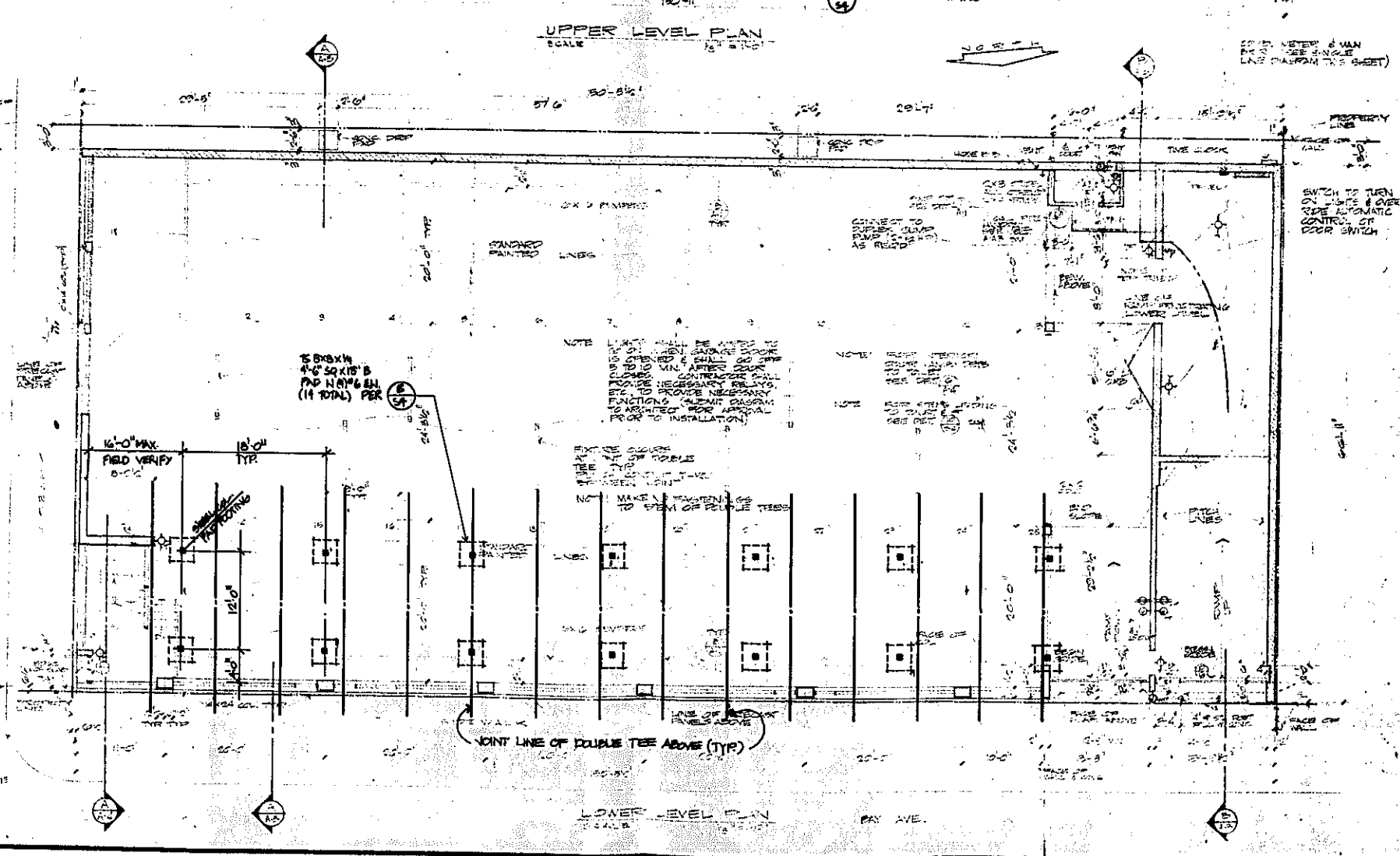
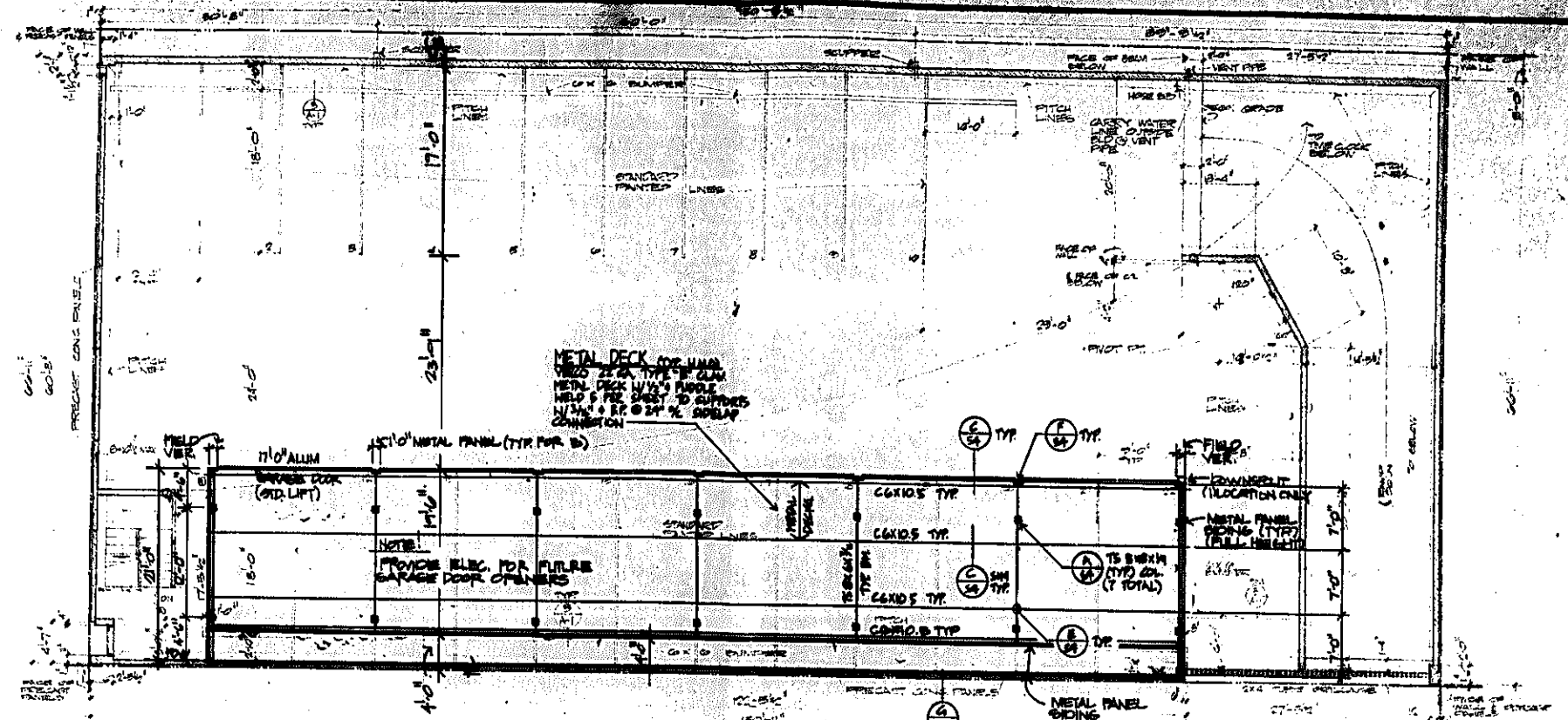
PARKING FACILITY
FOR THE
BAY ISLAND CLUB
NEWPORT BEACH, CALIF.

LOWER LEVEL FLOOR PLAN
UPPER LEVEL FLOOR PLAN

DATE	NOV 15, 1963	BY	DK & EAC	REVISION NO.	
DATE		BY		REVISION NO.	
DATE		BY		REVISION NO.	

SHEET
A-2

3013



ELECTRICAL SCHEDULE

1	PRESCOLITE 40' x 10' (TYP. FOR 10)	USE 3/4" DIA. CONDUIT
2	PRESCOLITE 10' x 10' (TYP. FOR 10)	CONNECT TO TIME CLOCK
3	DUPLEX CONVENIENCE OUTLET (HUBBELL # 1001) 1/2" PLATE	
4	INTER. PROTECT. JUNCTION BOX 1/2" COVER	
5	SINGLE POLE SWITCH (HUBBELL # 1001) 1/2" PLATE	
6	FAN 20' x 20' x 10'	
7	FAN 20' x 20' x 10'	
8	TIME CLOCK 1000' x 1000' x 1000'	
9	EMERSON FRYING OIL 10' x 10' x 10' (TYP. FOR 10)	
10	CONCRETE 10' x 10' x 10' (TYP. FOR 10)	
11	PAINT - ENAMEL TYPE 100' x 100' x 100' (TYP. FOR 10)	

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	DESCRIPTION	REMARKS
1	8'-0"	7'-0"	DOOR 8'-0" x 7'-0" (TYP. FOR 10)	
2	8'-0"	7'-0"	DOOR 8'-0" x 7'-0" (TYP. FOR 10)	
3	8'-0"	7'-0"	DOOR 8'-0" x 7'-0" (TYP. FOR 10)	
4	8'-0"	7'-0"	DOOR 8'-0" x 7'-0" (TYP. FOR 10)	
5	8'-0"	7'-0"	DOOR 8'-0" x 7'-0" (TYP. FOR 10)	
6	8'-0"	7'-0"	DOOR 8'-0" x 7'-0" (TYP. FOR 10)	
7	8'-0"	7'-0"	DOOR 8'-0" x 7'-0" (TYP. FOR 10)	
8	8'-0"	7'-0"	DOOR 8'-0" x 7'-0" (TYP. FOR 10)	
9	8'-0"	7'-0"	DOOR 8'-0" x 7'-0" (TYP. FOR 10)	
10	8'-0"	7'-0"	DOOR 8'-0" x 7'-0" (TYP. FOR 10)	

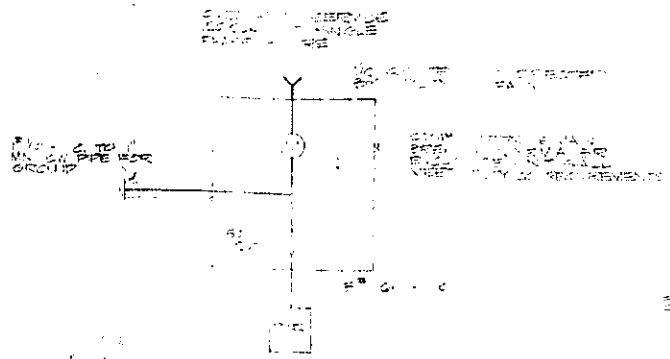
PLUMBING SCHEDULE

1	LAUNDRY	AMERICAN STANDARD 10' x 10' (TYP. FOR 10)
2	WATER CLOSET	10' x 10' (TYP. FOR 10)
3	REPAIR	10' x 10' (TYP. FOR 10)
4	PAPER BOX	10' x 10' (TYP. FOR 10)
5	PUMP PUMP	10' x 10' (TYP. FOR 10)
6	TOILET	10' x 10' (TYP. FOR 10)
7	TOILET	10' x 10' (TYP. FOR 10)
8	TOILET	10' x 10' (TYP. FOR 10)
9	TOILET	10' x 10' (TYP. FOR 10)
10	TOILET	10' x 10' (TYP. FOR 10)

ELECTRICAL NOTES

1. ALL MATERIALS SHALL BE NEW & SHALL BE OF THE BEST QUALITY AVAILABLE.
2. CONDUIT SHALL BE 1/2" RIGID CONDUIT.
3. WIRE SHALL BE TYPE THHN & SHALL BE INSULATED WITH VULCANIZING WIRE.
4. CONDUIT SHALL BE 1/2" RIGID CONDUIT.
5. WIRE SHALL BE TYPE THHN & SHALL BE INSULATED WITH VULCANIZING WIRE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. TAKE CARE TO PROTECT ALL EXISTING UTILITIES.

SINGLE LINE DIAGRAM



Attachment No. CD 5

Applicant's Justification

**November 9, 2016
Bay Island Club - Garage Roof Addition
501 W. Bay Avenue
Newport Beach**

Justification Request for Staff Approval- Finding of Substantial Conformance
Use Permit #1094

General Plan Designation: RM Multi-Unit Residential (Anomaly 70-Parking Structure for Bay Island. No Residential Units)

Zoning District: RM Multi-Unit Residential (Anomaly 70- as noted above)

The Bay Island Club is requesting administrative approval based on substantial conformance to Use Permit #1094 for a minor roof height modification to their existing off-island parking garage located at 501 W. Bay Avenue. The request would allow for a minor increase in roof height from 18' to 19'1". The height will remain 18' maximum at the eaves around the entire structure. The additional ½" per foot of the roof slope provides for drainage. All setbacks will remain as currently allowed under the Use Permit.

Bay Island is a unique community consisting of 23 single family homes and 24 lots. (One home has two lots and is allocated 4 parking spaces.) No cars are permitted on the Island and parking is provided via the off-island parking garage. Each residence has access to Bay Island from Island Avenue via a small pedestrian bridge that also accommodates golf carts.

The existing off-island gated garage structure was originally constructed in 1965 (Use Permit #1094) to serve as an off-site parking garage for exclusive use of the 23 Bay Island homes. Neither guests nor the public are provided access. The garage provides 48 assigned parking spaces (9'x24').

In 1990's the garage added a partial second floor roof. (Application No. 3654) The second floor 18' partial roof covers 12 parking spaces. The Bay Island Club residents are now requesting to remove the existing upper level garage roof enclosure and replace it with a new roof on the upper level which provides cover for all 24 parking spaces.

We believe a substantial conformance can be found based on the following:

Land Use:

The garage conforms to both the General Plan and Zoning designations of RM Multi-Unit Residential which specifies in Anomaly 70 that the site is specifically designated as a parking structure for Bay Island.

Setbacks:

The garage as designed meets all of the existing setbacks and no change or modification from the existing conditions is being requested.

Height:

The garage is retaining the existing height of 18' at the eaves with a 13" increase at the ridge of the roof for drainage. The increase in height is justified as required for drainage purposes. It should be further noted that the RM designation allows for substantially greater heights of up to

28 feet flat roof/33'sloped roof. Additionally, from the line of site of the general surroundings the garage will be viewed as 18 feet.

Square Footage: The garage will have no increase in size or increase in number of parking spaces.

Meets the intent of previous Conditions of Approval (Modification 3654- April 5, 1990):

"That the portion of the enclosure located within the 4' front yard setback adjacent to West Bay Avenue shall be reduced in height so as not to exceed the height required to accommodate the front end of the vehicle and also provide adequate roof drainage as required by the Uniform Building Code."

"That the overall height of the structure shall not exceed 18 feet above the natural grade as depicted in the revised plans presented at the hearing and made part of this application."

Aesthetics & Design:

The modified garage has been designed to be aesthetically pleasing and provides a positive addition to the community. The upper level will be screened with custom designed aluminum louvers. They will be set back 5' along Bay Avenue to match the existing conditions. The vines that cover the lower portion of the structure will be maintained and additional planters with flowering plants will be incorporated above the stairs on the upper level at the corner of Bay & Island Avenues.



Bay Avenue Elevation

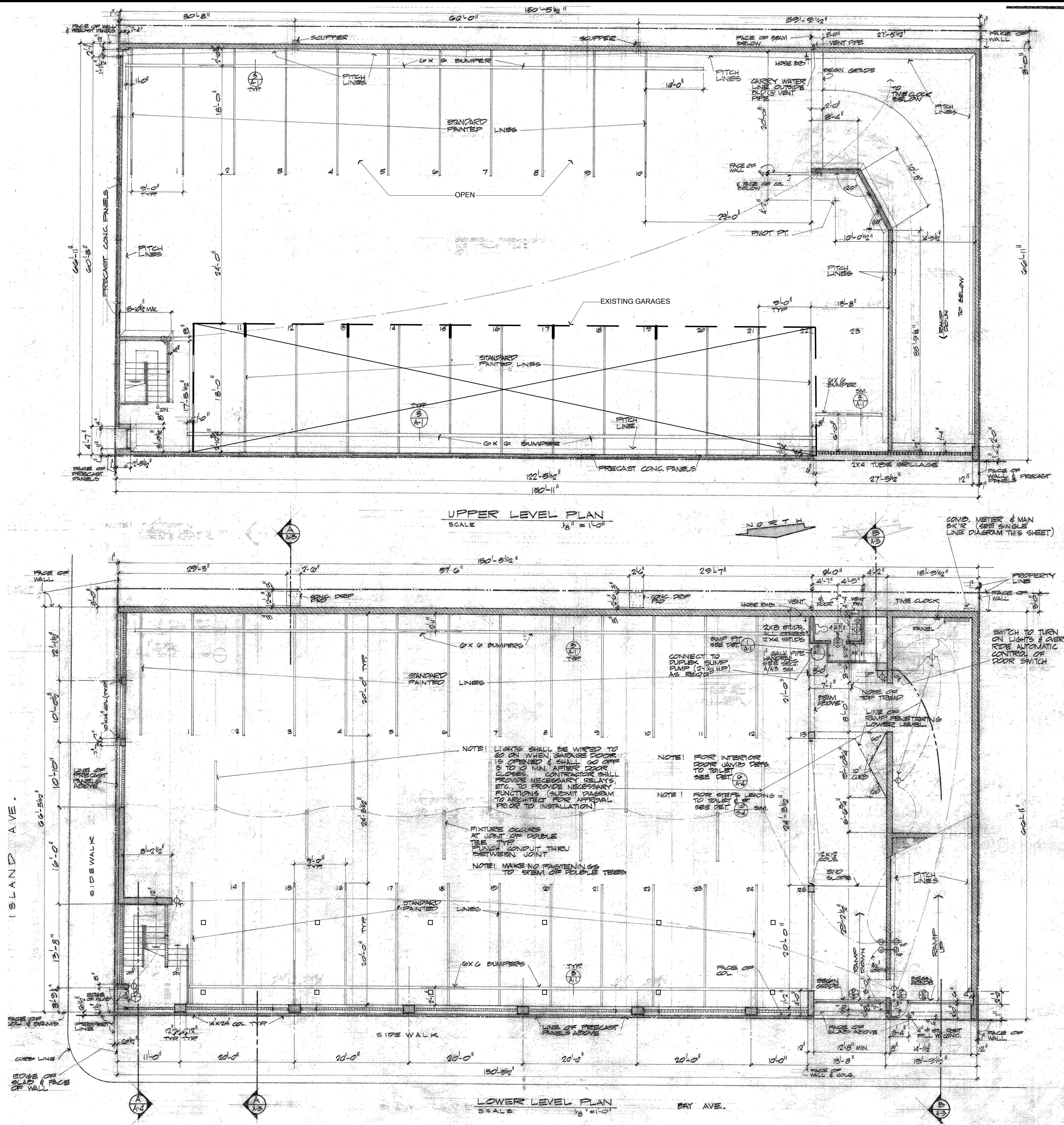


Island Avenue Elevation

Attachment No. CD 6

Project Plans

Ron Yeo, Architect Inc. expressly reserves its common law copyright for these plans. These plans are not to be changed or copied in any form or manner, nor are they to be assigned to a third party, without first obtaining the written permission and consent of Ron Yeo, Architect Inc.



ORIGINAL FLOOR PLANS

Scale: Not to scale

22

SITE PLAN

Scale: Not to scale

24

OWNER/ CONSULTANTS

Owner
Bay Island Club
#15 Bay Island
Newport Beach, CA 92661
(949) 500-9555
c/o Walkie Ray
walkie712@me.com

Architect
Ron Yeo
500 Jasmine Ave.
Corona Del Mar, CA 92625
(949) 395-0901

PROJECT DATA

EXISTING
A TWO LEVEL GATED PARKING STRUCTURE
WITH 48 9' x 24' "ASSIGNED" PARKING STALLS
FOR THE EXCLUSIVE USE OF THE 24 BAY ISLAND RESIDENTS
(NEITHER GUESTS NOR THE PUBLIC ARE ALLOWED)

PROPOSED PROJECT
REMOVE EXISTING 12 CAR UPPER LEVEL GARAGE ENCLOSURES
PROVIDE NEW COVERED ROOF ON UPPER LEVEL
NO CHANGE IN BUILDING SIZE OR NUMBER OF CAR SPACES

PLANNING
ZONE - RM (Multiple Residential)
USE PERMIT #1094 - EXISTING SINCE DEC. 12, 1964
MODIFICATION #3654 MAY 14, 1990

LOWER LEVEL REQUIRED	EXISTING	REQUESTED FROM EXISTING
FRONT 12'	1"	NO CHANGE
REAR 12'	1"	NO CHANGE
STREET SIDE 4'	1"	NO CHANGE
ALLEY SIDE 3'	3'	NO CHANGE

NEW UPPER LEVEL ROOF STRUCTURE REQUIRED	EXISTING	STATUS
FRONT 12'	12'	CONFORMS
REAR 12'	15'	CONFORMS
STREET SIDE 4'	4'	CONFORMS
ALLEY SIDE 3'	3'	CONFORMS

AESTHETICS
The upper level will be screened with custom designed aluminum louvers along Bay Ave & they will be set back 4' along Bay Avenue to match the existing conditions. Metal siding will be along the south, east, and west walls. The vines that cover the lower portion of the structure will be maintained and additional planters with flowering plants will be incorporated above the existing wall on the upper level along Island Avenue.

BUILDING
TYPE II B non-combustible materials (non-rated)
Existing 10,123 sf per level (20,246 sf total) #1094

ALLOWABLE
26,000 sf per level

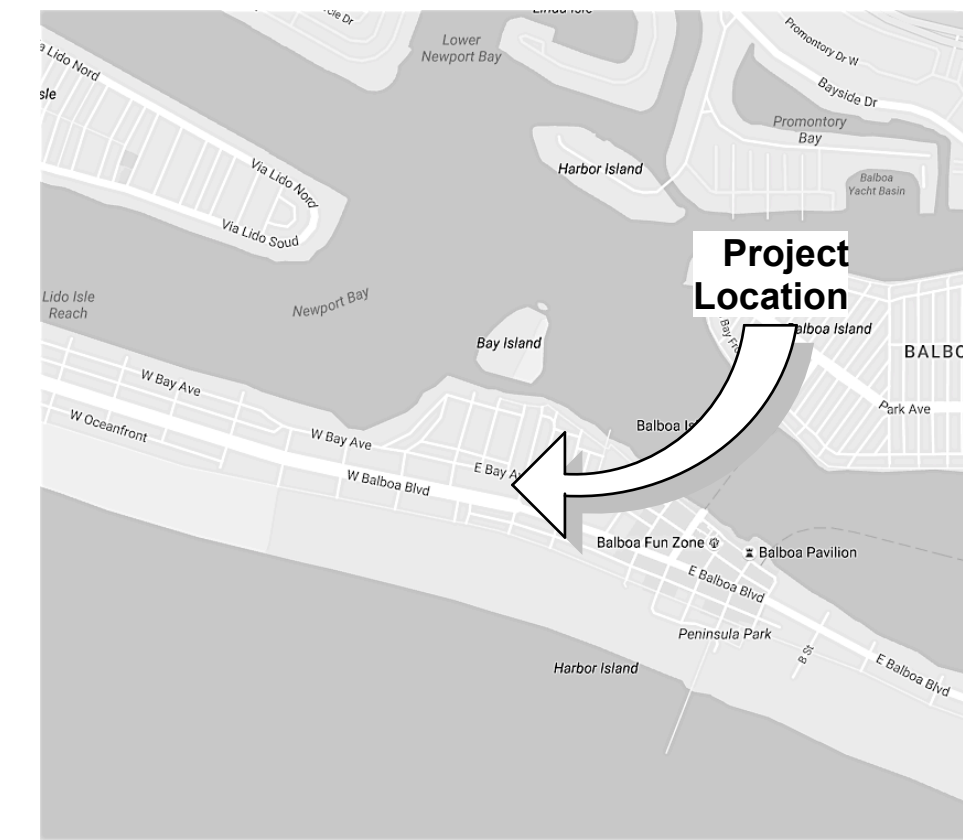
OCCUPANCY USE
GROUP S-2 - Low Hazard Storage
Open Parking Structure per Section 406.3 -
Natural Ventilation @ a minimum of 20% of the total perimeter wall area

FIRE
Fire Sprinklers & Alarms are not required (Fire Marshal - Kevin Kitch 8/25/2015)

ACCESSABILITY
Categorically Exempt - Private Residential Use

CONTACTS

5

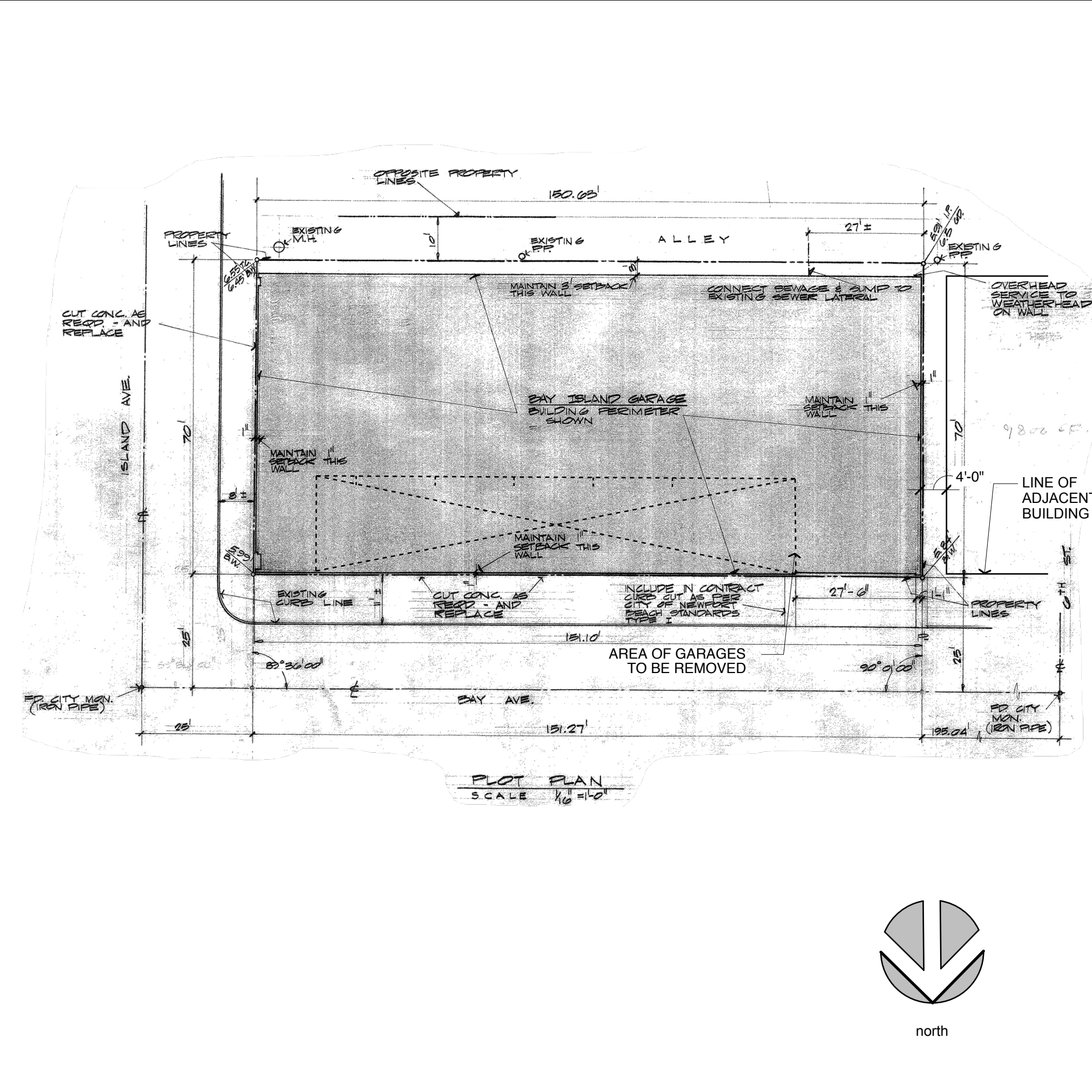


VICINITY MAP

11

PROJECT DATA

12



THESE DRAWINGS DO NOT CONTAIN THE NECESSARY CONDITIONS FOR CONSTRUCTION SAFETY

Parking Facility for Bay Island Club
501 W. Bay Ave.
Newport Beach, CA

Original Plans
& Site Plan

DATE: 11/9/2016

DRAWN BY:

JOB NO.:

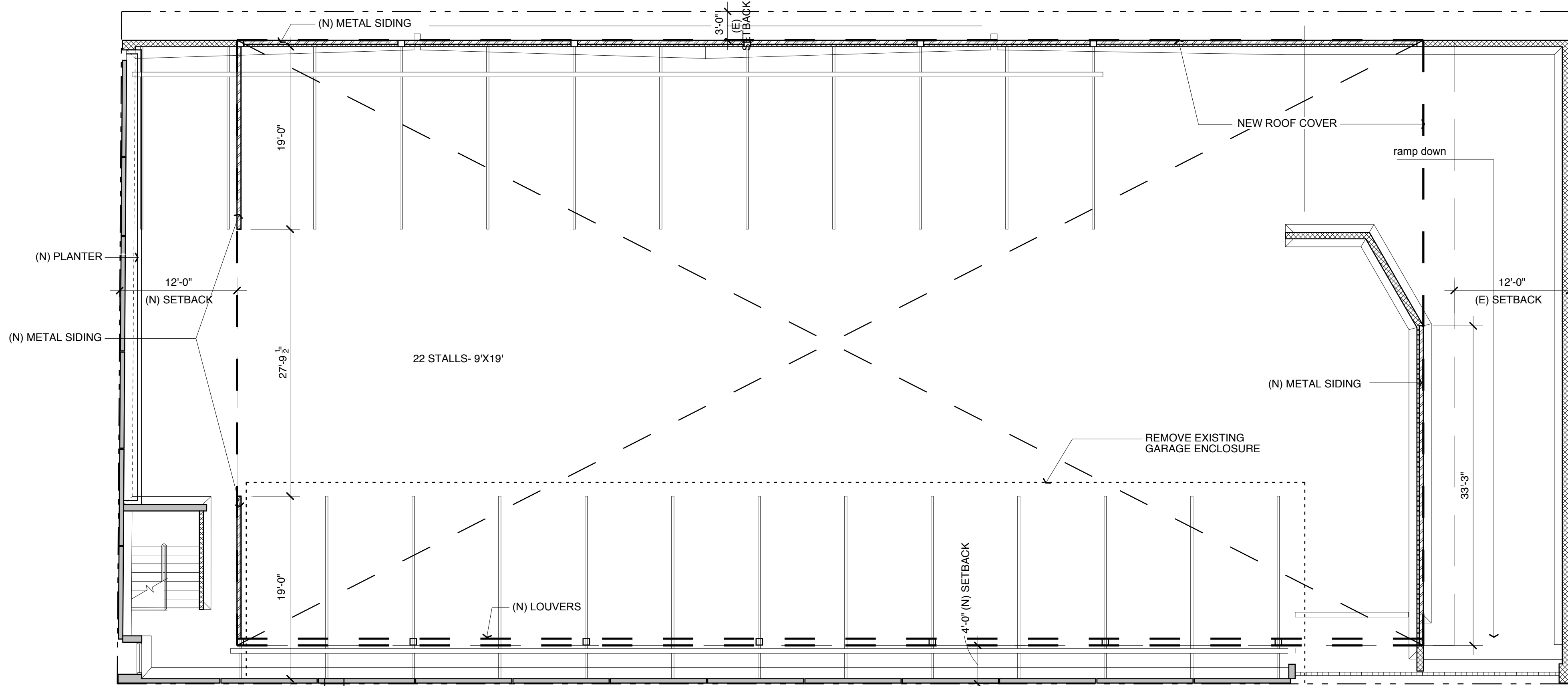
SHEET NO.

A-1

REVISION

10/21/16

Ron Yeo, Architect Inc. expressly reserves its common law copyright for these plans. These plans are not to be changed or copied in any form or manner, nor are they to be assigned to a third party, without first obtaining the written permission and consent of Ron Yeo, Architect Inc.

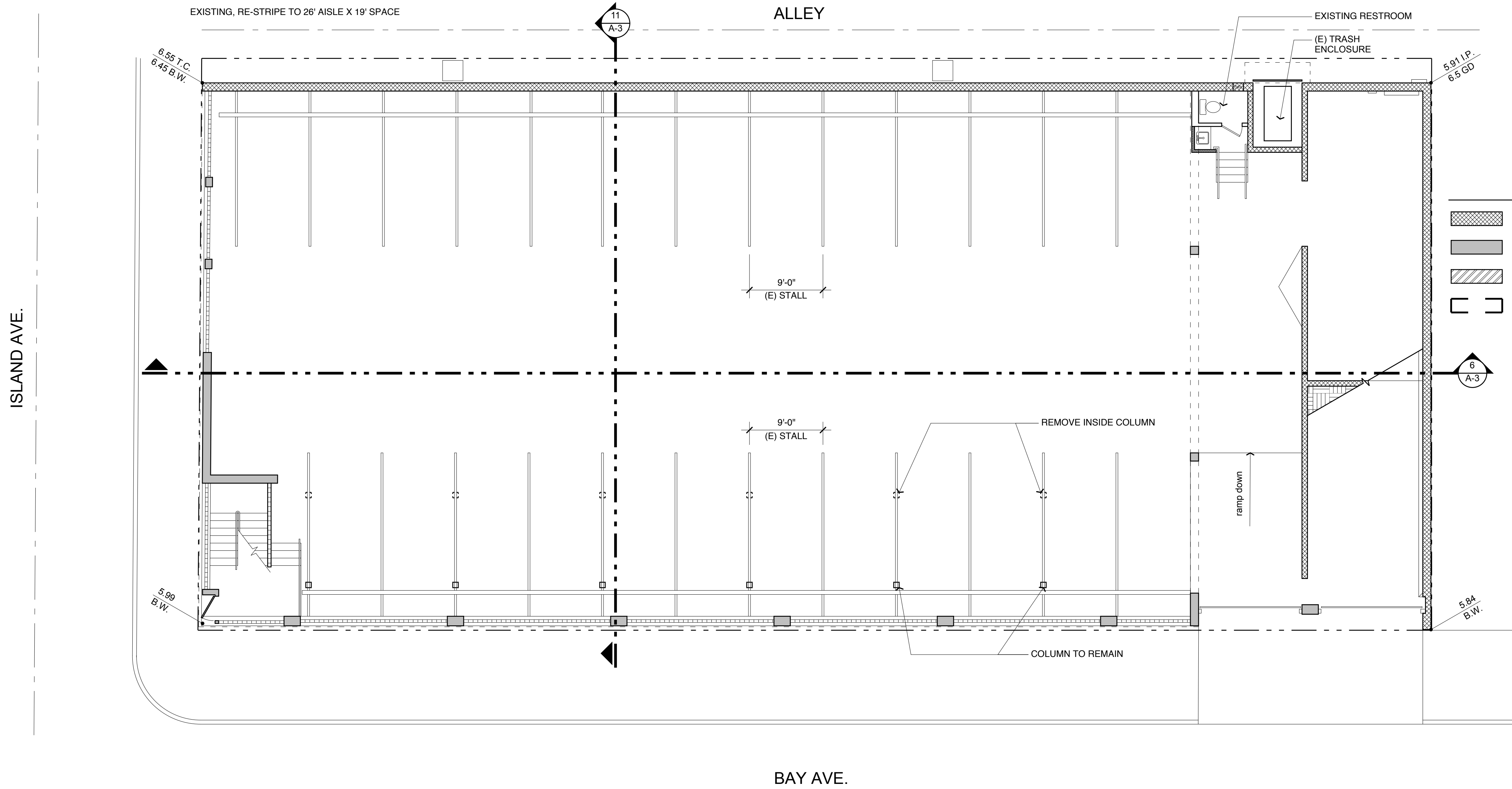


UPPER LEVEL PLAN

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

11

12



LOWER LEVEL PLAN

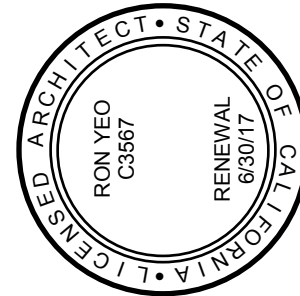
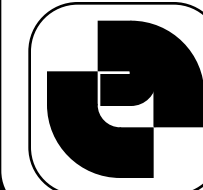
Scale: 1/8" = 1'-0"

23

24

THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY

RON YEO, FAIA ARCHITECT
500 JASMINE AVENUE, CORONA DEL MAR
CALIFORNIA 92625 P: (949)395-0801



REVISION
10/21/16

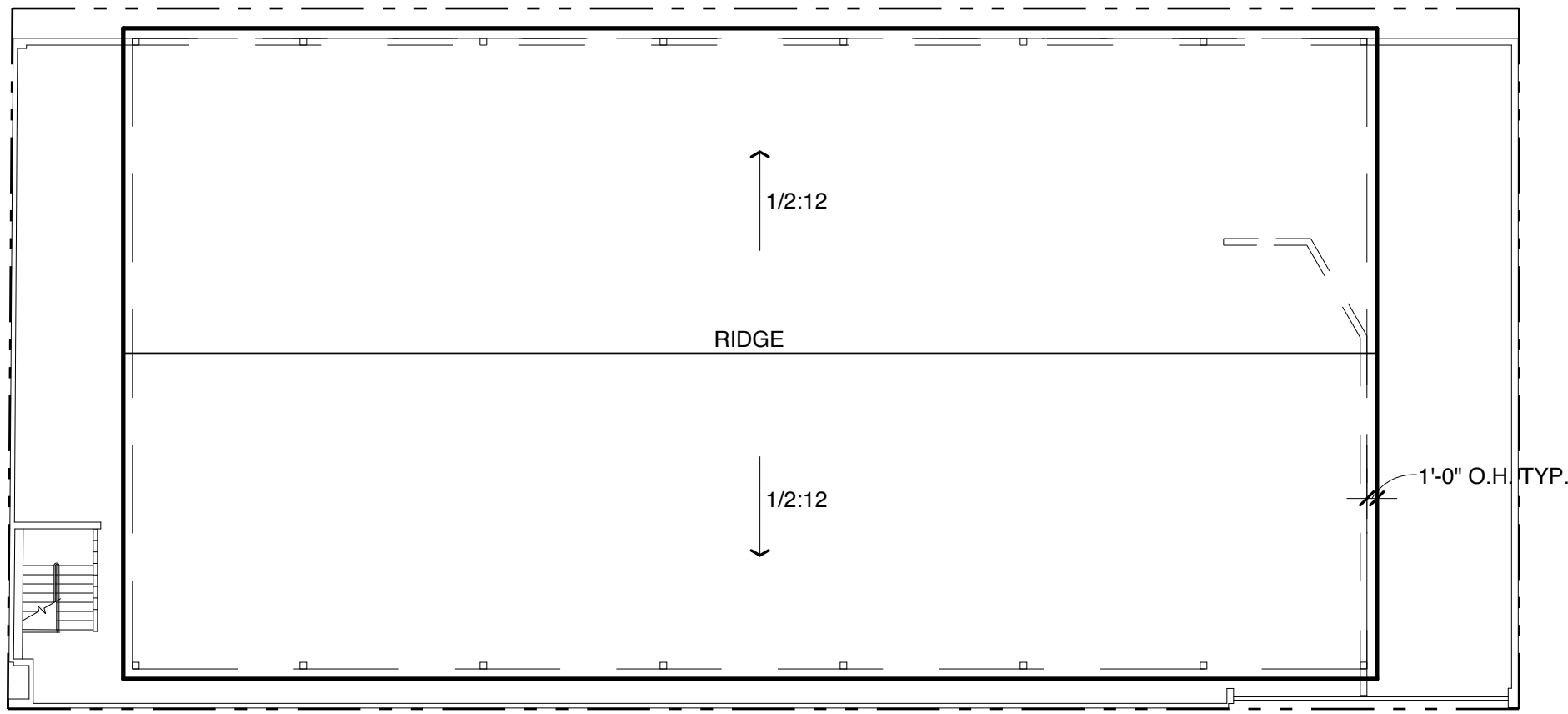
Parking Facility for Bay Island Club
501 W. Bay Ave.
Newport Beach, CA

Floor Plans

DATE: 11/9/2016
DRAWN BY:
JOB NO.:

SHEET NO.
A-2

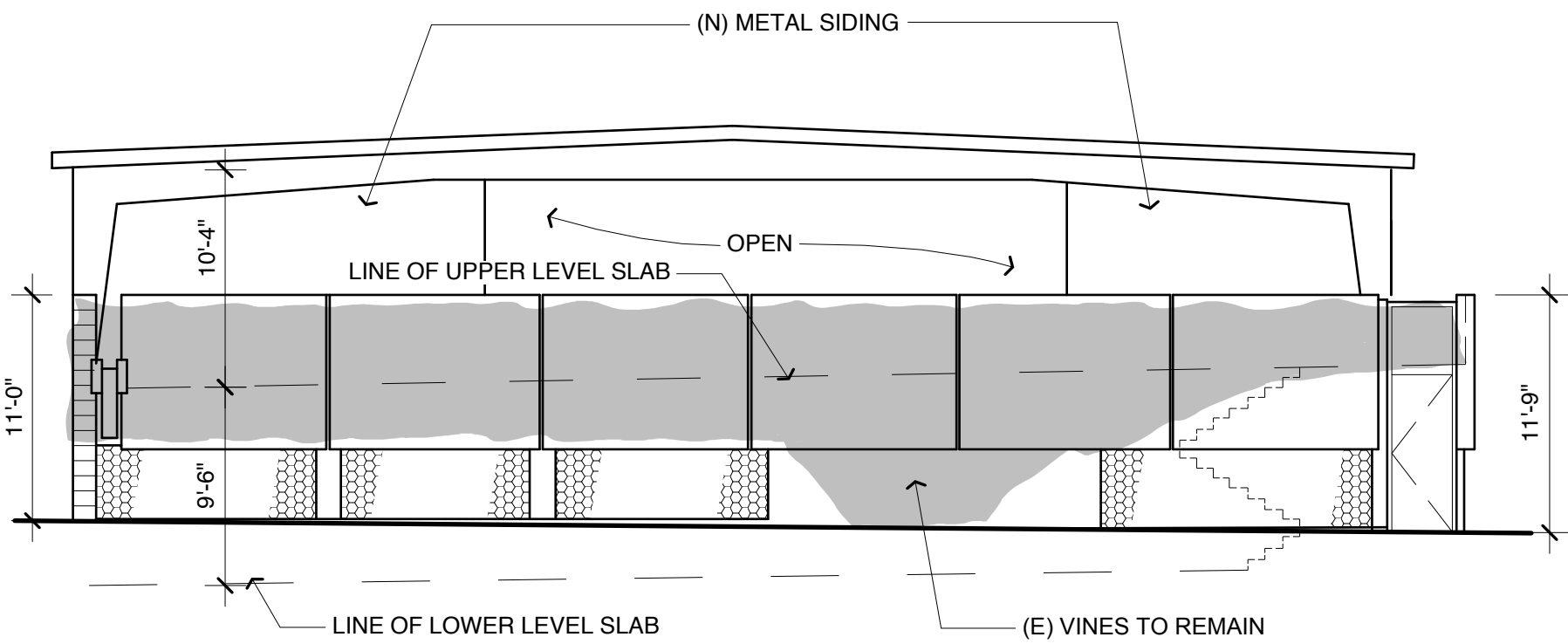
Ron Yeo, Architect Inc. expressly reserves its common law copyright for these plans. These plans are not to be changed or copied in any form or manner, nor are they to be assigned to a third party, without first obtaining the written permission and consent of Ron Yeo, Architect Inc.



ROOF PLAN

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

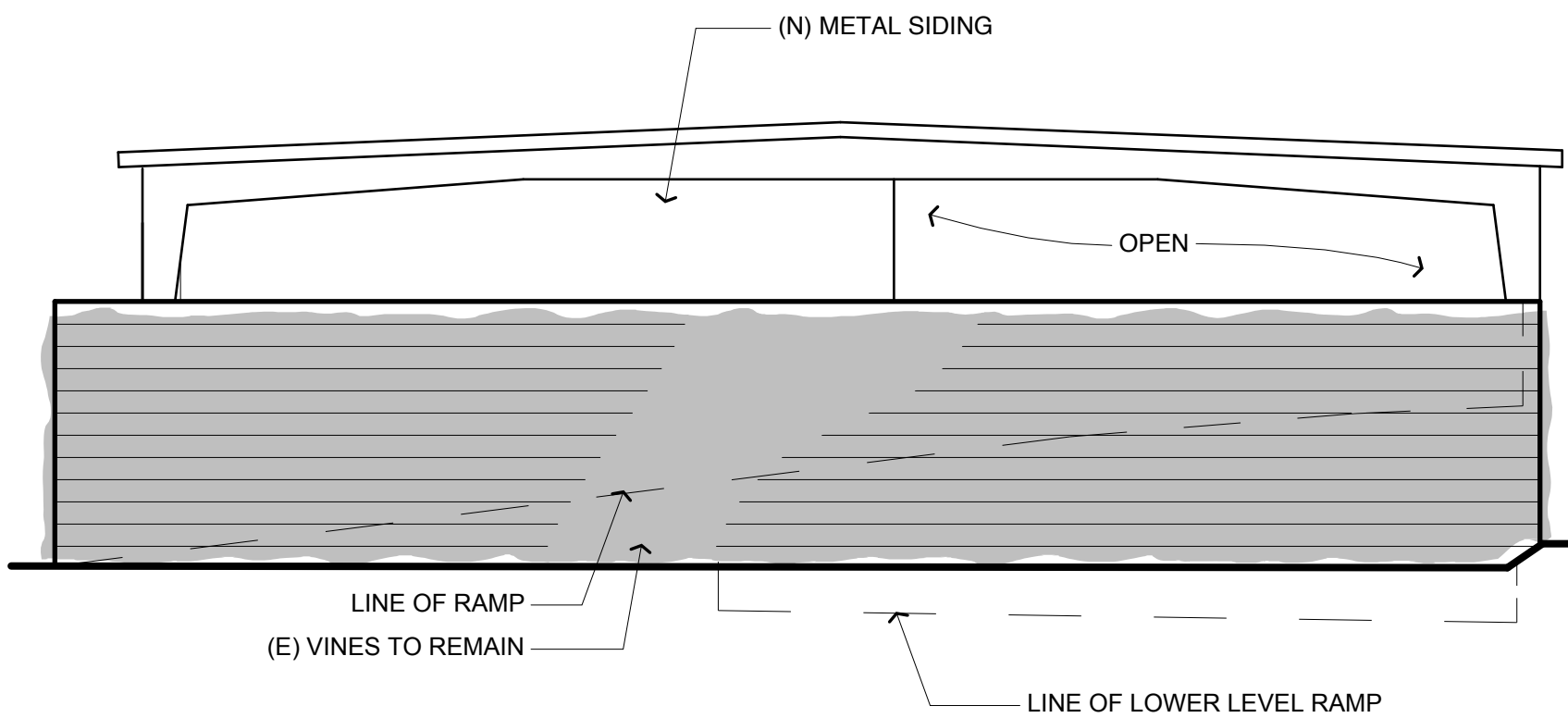
8



EAST ELEVATION

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

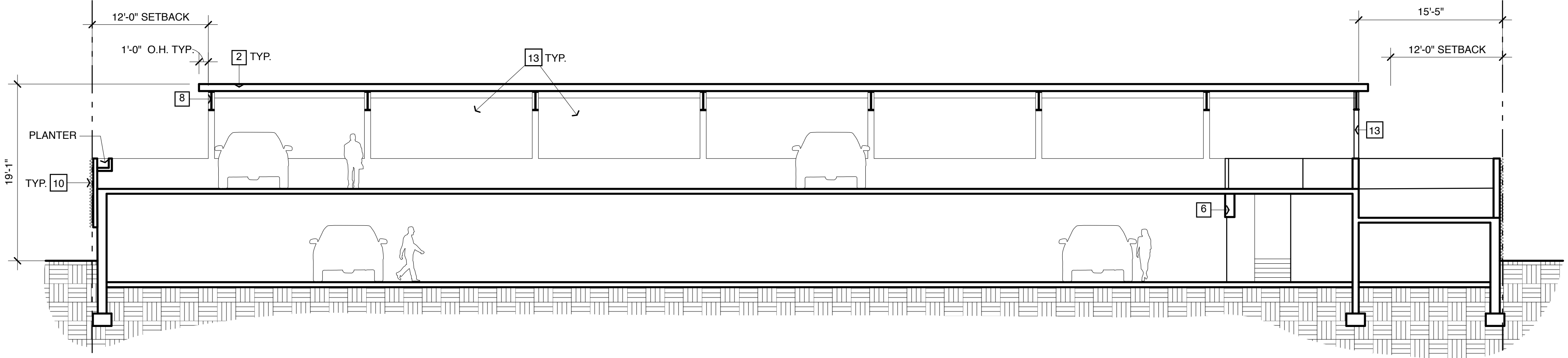
14



WEST ELEVATION

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

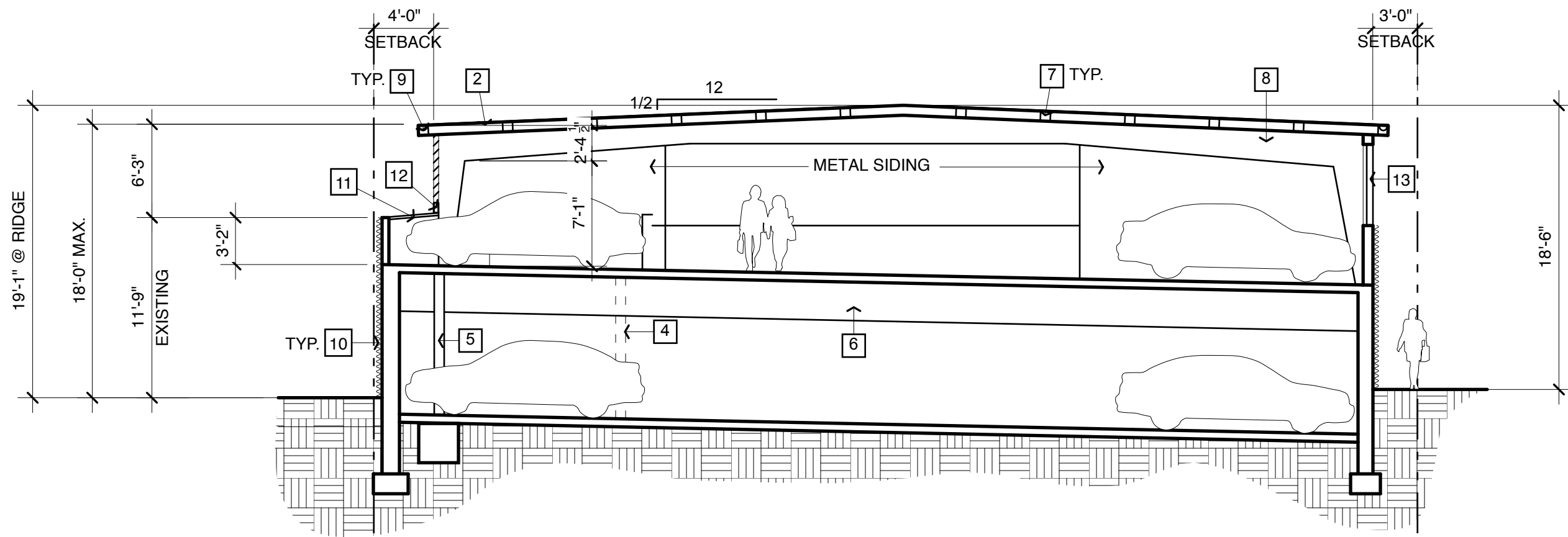
20



SECTION

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

6



SECTION NOTES

1. ALL SIDES WILL BE FULLY ENCLOSED WITH ARCHITECTURAL METAL LOUVERS FOR RAIN PROTECTION AND VENTILATION (EXCEPT AT AN OPENING ON THE EAST & WEST SIDE WHERE CARS ENTER THE GARAGE AFTER ASCENDING THE RAMP)
2. REMOVE EXISTING UPPER LEVEL GARAGES AND REPLACE WITH COMPLETE METAL ROOF COVERING.
3. THIS NUMBER NOT USED
4. REMOVE EXISTING COLUMNS
5. VERIFY (E) STEEL COLUMN
6. (E) CONCRETE DECK
7. 8" FLUSH PURLINS @ 5' O.C.
8. (N) STEEL FRAME STRUCTURAL RIBS AT 18" O.C.
9. BUILT-IN GUTTERS WITH DRAIN PIPE FILTERS
10. EXISTING VINES
11. LID
12. STRUCTURAL LOUVER SUPPORT
13. METAL SIDING

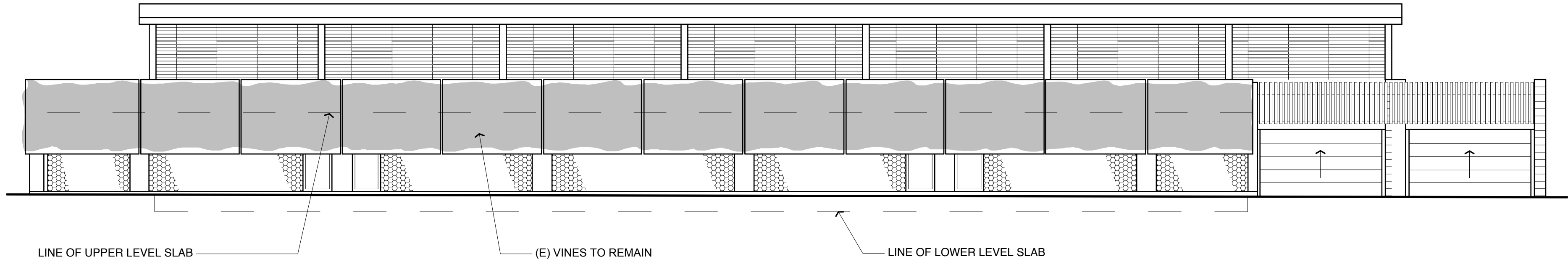
SECTION

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

11

SECTION NOTES

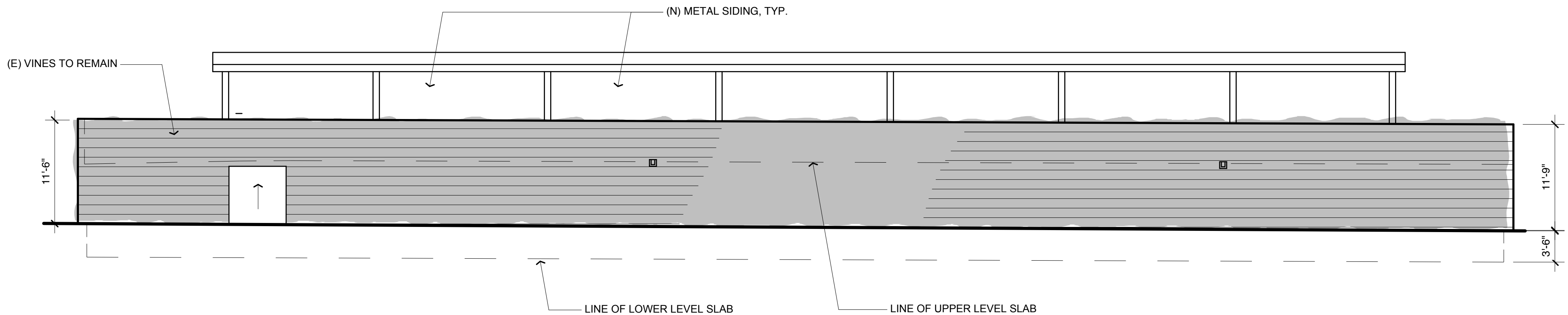
12



NORTH ELEVATION

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

18

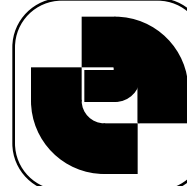


SOUTH ELEVATION

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

24

RON YEO, FAIA ARCHITECT
500 JASMINE AVENUE, CORONA DEL MAR
CALIFORNIA 92625 P: (949)595-0801



REVISION
10/21/16

Parking Facility for Bay Island Club
501 W. Bay Ave.
Newport Beach, CA

Section/
Elevations

DATE: 11/9/2016

DRAWN BY:

JOB NO.:

SHEET NO.

A- 3

THESE DRAWINGS DO NOT CONTAIN THE NECESSARY REQUIREMENTS FOR CONSTRUCTION SAFETY