



CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION ACTION REPORT

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Seimone Jurjis, Community Development Director

SUBJECT: Report of actions taken by the Planning Division staff for the week ending February 2, 2018.

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

Item 1: Vue Newport Comprehensive Sign Program No. CS2017-009 (PA2017-131)
Site Address: 2210 – 2300 Newport Boulevard

Action: Approved

Council District 1

Item 2: Proznik Grade Determination Staff Approval No. SA2018-002 (PA2018-030)
Site Address: 208 Via Lido Nord

Action: Approved

Council District 1

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.



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. CS2017-009 (PA2017-131)**
Applicant **JB3D**
Site Address **2210 – 2300 Newport Boulevard**
 Vue Newport Sign Program
Legal Description **Lot 1, Tract 16594**

On **February 1, 2018**, the Zoning Administrator approved Comprehensive Sign Program No. CS2017-009 for an eight-building mixed-use property known as Vue Newport in accordance with the provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code. The intent is to integrate all of the project's signs, including project identification signs, with the overall site design. This sign program replaces Comprehensive Sign Program No. CS2016-009.

A Comprehensive Sign Program is required for a multi-tenant development when three or more tenant spaces are created or proposed on the same lot and to allow the following deviations from Zoning Code:

Previously Approved Pursuant to CS2016-006

1. Five (5) directory signs are 10 square feet in area where the Zoning Code allows a maximum size of 8 square feet for this sign type. Sign Type S2 as referenced on the Comprehensive Sign Program Matrix (Attachment No. ZA 2) and Project Plans (Attachment No. ZA 4) are approved with this deviation.
2. There may be tenant identification signs located on adjacent walls on the same building separated by a distance of less than thirty (30) feet where the Zoning Code requires a minimum separation of thirty (30) feet measured along the exterior walls of the building. Sign Types O1 and R1 as referenced on the Comprehensive Sign Program Matrix (Attachment No. ZA 2) and Project Plans (Attachment No. ZA 4) are approved with this deviation.

Approved Pursuant to CS2017-009

- 3.** One multi-tenant wall sign is 88 square feet in area where the Zoning Code allows a maximum size of 75 square feet. Sign Type S8 as referenced on the Comprehensive

Sign Program Matrix (Attachment No. ZA 2) and Project Plans (Attachment No. ZA 4) is approved with this deviation.

4. One free-standing archway sign where the Zoning Code does not specifically permit nor prohibit this sign type. Sign Type S1 as referenced on the Comprehensive Sign Program Matrix (Attachment No. ZA 2) and Project Plans (Attachment No. ZA 4) is approved with this sign type.

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

ZONING DISTRICT/GENERAL PLAN

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

FINDINGS AND STANDARDS FOR APPROVED SIGNS

- A. *The project is exempt from environmental review under the requirements of the California Environmental Quality Act (CEQA) 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 to deviate from development standards including sign area.
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 multi-tenant property with adequate identification while guarding against excessive proliferation of signage by requiring that signs be in substantial conformance with approved plans, which include no deviations in the number of signs permitted by the Zoning Code, and a minor deviation in the size of three sign types. It preserves and enhances community appearance by regulating the type, size, location, quantity, and illumination of signs through

conditions of approval and conformance with approved plans, which ensure that the signs are compatible with surrounding uses. Through said regulations, the Comprehensive Sign Program will 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 residents and visitors by providing clear direction regarding parking and circulation for the development.

3. The purpose of a comprehensive sign program is to integrate all of a project's signs into a unified plan. A comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs in order to provide incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of Chapter 20.42. This approval integrates all of the signs for the subject property while meeting the purpose and intent of Chapter 20.42 by providing adequate and appropriate tenant and site identification similar in design style while limiting the number of signs to that which is permitted in the Zoning Code. Flexibility is allowed regarding location of signs within thirty (30) feet of another sign on an adjacent wall of the same building, area of directory signs, and area of multi-tenant wall signs. These deviations are applied consistently on the property to allow each tenant to have a wall sign centered on their frontage and to allow adequate way-finding around the new development as well as to allow businesses without frontage on Newport Boulevard some visibility to vehicular traffic.
4. Approval of this Comprehensive Sign Program includes a deviation that allows directory signs to be up to 10 square feet in area where the Zoning Code allows a maximum size of 8 square feet. This deviation is appropriate for this location due to the nature of a multi-tenant mixed-use project and allows business patrons and suppliers to efficiently navigate the development.
5. Approval of this Comprehensive Sign Program includes deviations to the location of wall signs and the size of directory signs, which achieves a unified design theme that is integrated with the overall site design of the property. Deviations are applied consistently across the property to ensure that each tenant is adequately identified and visitors are able to navigate the development easily.
6. Approval of this Comprehensive Sign Program includes a deviation that allows multi-tenant wall signs to be up to 88 square feet in area where the Zoning Code allows a maximum size of 75 square feet. This deviation is appropriate for this location due to the nature of a multi-tenant mixed-use project with some commercial tenants lacking frontage on Newport Boulevard. This multi-tenant sign will allow these tenants to be more easily identified from Newport Boulevard.
7. Approval of this Comprehensive Sign Program includes a deviation that allows a freestanding archway sign, which is neither permitted nor prohibited in the Zoning Code. This deviation is appropriate for this location because it allows a multi-tenant freestanding sign on the property while allowing for a view easement.

8. The Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines Manual because the proposed signs are designed to be compatible with and complement the new development.
9. All signs are designed to effectively communicate a commercial message without creating sign clutter through the use of legible text. The sizes of the signs do not dominate the façade on which they are placed because all signs, with the exception of five 10-square-foot directory signs and one 88-square-foot multi-tenant sign, comply with the Zoning Code requirements regarding size. Additionally, signs are appropriately located to identify the buildings and/or tenants to pedestrians and visitors of the development.

Standard:

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

Facts in Support of Standard:

1. The property is developed with a new multi-tenant mixed-use development and is accessible from Newport Boulevard and Newport Harbor. Tenant wall signs are designed to identify each tenant throughout the property. Site identification wall signs and directory signs will identify the development and tenants to pedestrians and cars traveling on Newport Boulevard. All signs, with the exception of directory signs and the multi-tenant wall sign, comply with the maximum size allowable for each sign type per the Zoning Code.
2. The proposed signs are necessary and adequate to ensure customers and suppliers can find individual tenants within the mixed-use development.
3. All wall signs relate visually to one another because they contain consistency in location, area, thickness, illumination, and materials.
4. The proposed freestanding and projecting signs are appropriately placed to not obstruct public views or interfere with sight distance from any street, driveway, or parking areas. The plans have been reviewed by the Public Works Department.

Standard:

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

Facts in Support of Standard:

1. The proposed Comprehensive Sign Program addresses all project signage. Temporary and exempt signs not specifically addressed in the sign program shall be regulated by the provisions of 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 has been designed to be effective for the commercial tenants that occupy the properties by providing sign opportunities for proper identification.
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 tenant 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.

Standard:

- F. The sign 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 location, type and size 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. Signs are similar in design to one another and are designed to complement the building facades.
2. There is reasonable need for directory signs (Sign Type S2) to be 10 square feet to allow for adequate navigation around the new development and direct customers to establishments not easily visible from Newport Boulevard.
3. There is reasonable need for the tenant wall sign (Sign Type S8) to be 88 square feet to allow for adequate identification of tenants within the development that are not easily visible from Newport Boulevard.

4. There is reasonable need for the freestanding (Sign Type S1) to be an archway sign due to the view easement on the property. The sign type allows for adequate project and tenant identification without obstructing views.
5. There is reasonable need for some tenant wall signs (Sign Types O.1.4, O.1.5, R.1.1, R.1.2, R.1.8, R.1.9, and R.1.10) to be located within thirty (30) feet of another sign on an adjacent wall of the same building to allow all tenants to have one wall sign per frontage that is centered on the tenant frontage. This deviation in separation allows tenant wall signs to be located in the middle fifty (50) percent of the building frontage.

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. Comprehensive Sign Program No. CS2016-009 shall become null and void upon implementation of Comprehensive Sign Program No. CS2017-009.
2. Approval from the California Coastal Commission is required prior to construction of any sign in the view easement.
3. 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.
4. Anything not specifically approved by the Comprehensive Sign Program is prohibited.
5. There shall be no halo-lit signs at or above the second floor.
6. A building permit and/or sign permit shall be obtained prior to the installation of signs.


7. A copy of this letter shall be incorporated into the plan check sets prior to issuance of building or sign permits.
8. 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 the 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.
9. Signs shall be maintained in a clean and orderly condition.
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. Revisions that would substantially deviate from the original approval shall require approval of a new or revised comprehensive sign program by the Zoning Administrator.
11. The Zoning Administrator may add to or modify conditions of approval, or revoke this approval upon 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 in 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 Vue Newport Sign Program including, but not limited to, the CS2017-009 (PA2017-131). 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 J. Alford, Zoning Administrator

By:


Chelsea Crager, Assistant Planner

GBR/cc

Attachments: ZA 1 Vicinity Map
 ZA 2 Comprehensive Sign Program Matrix
 ZA 3 View Easement Exhibit
 ZA 4 Project Plans

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. CS2017-009
PA2017-131

2210 – 2300 Newport Boulevard

Attachment No. ZA 2

Comprehensive Sign Program Matrix

Vue Newport Comprehensive Sign Program Matrix
As Amended by CS2017-009 (PA2017-131)

Sign Number (As Referenced on Plans)	Maximum Quantity	Sign Type	Location	Maximum Sign Area (Square Feet)
G1	2	Parking Entry Sign	Building	30
G2	3	Parking Entry Sign	Building	20.5
S1	2	Retail Tenant Monument	Ground	See plans
S2 ²	5	Directory	Building	10
S3	1 Per Tenant	Tenant Blade Sign	Building	6
S5	2	Large Project Identification	Building	31.3
S7	3	Retail Directional Sign	Building	30
S8 ²	1	Upper Wall Retail Directory	Building	88
S9	1 Per Building	Address Sign	Building	10
S10	4	Small Project Identification	Building	4
S11	2	Parking Blade Sign	Building	9
S12	1	Parking Sign	Building	12
S13	1	Residents and Deliveries Only	Building	10
S14	1	Walkway Identification Graphics	Building	52
S15	1	Walkway Identification Sign	Building	72
S16	No Maximum	Regulatory Sign	Building	3
S17	2	Parking Rate Sign	Building	13
S18	2	Medium Project Identification	Building	28
S19	5	Loading Zone	Building	9
S20	3	Elevator Sign	Building	3
S21	No Maximum	Boat Slip ID	Dock	6.25
O1 ¹	1 Per Tenant Per Frontage	Office Tenant Identification	Building	1.5 Times Tenant Linear Frontage
R1 ¹	1 Per Tenant Per Frontage	Retail Tenant Identification	Building	1.5 Times Tenant Linear Frontage

1. Sign may be separated by a distance of less than thirty (30) feet from another sign on an adjacent wall of the same building.
2. Sign is up to 30% larger than Zoning Code standards.

Notes:

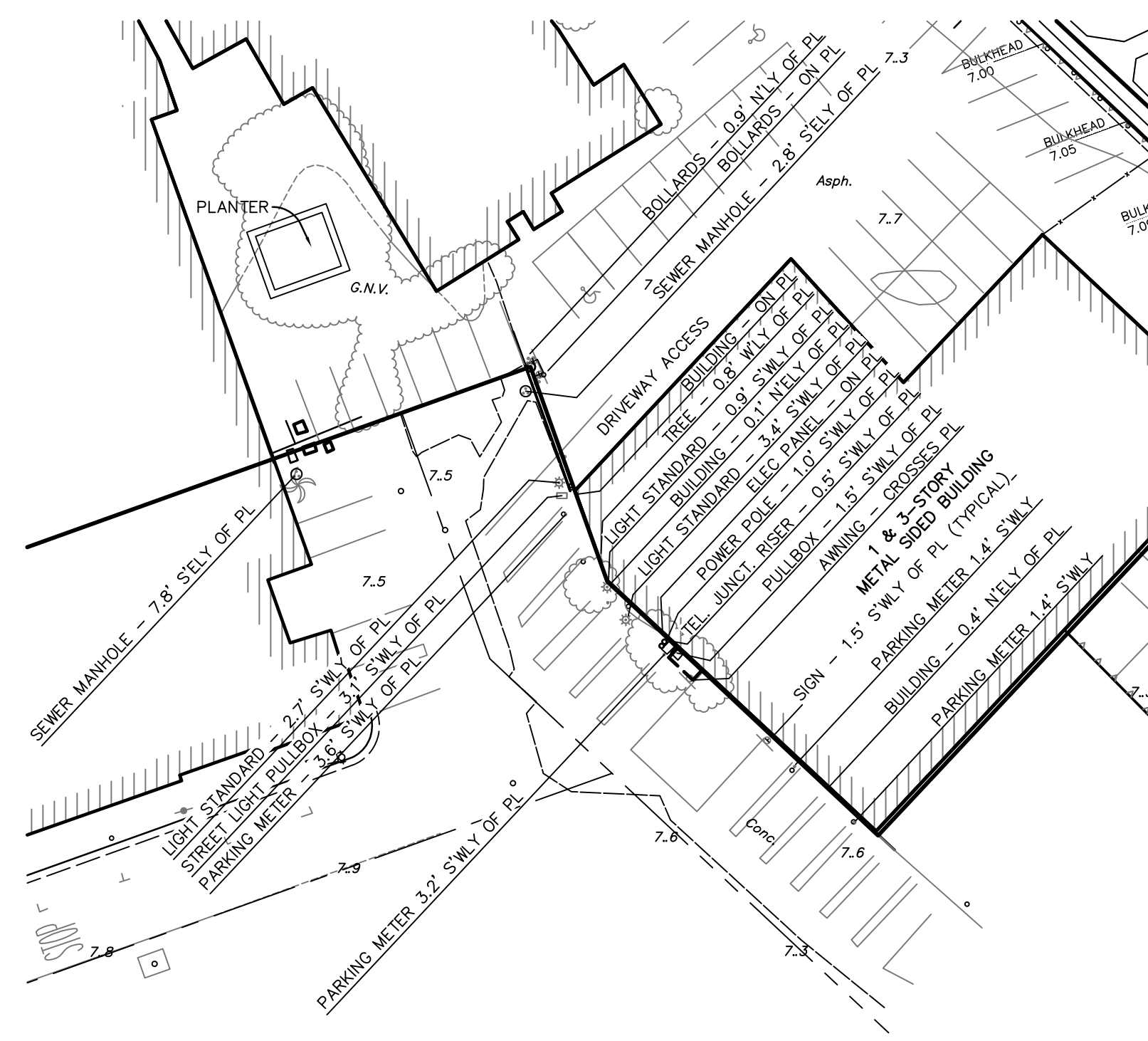
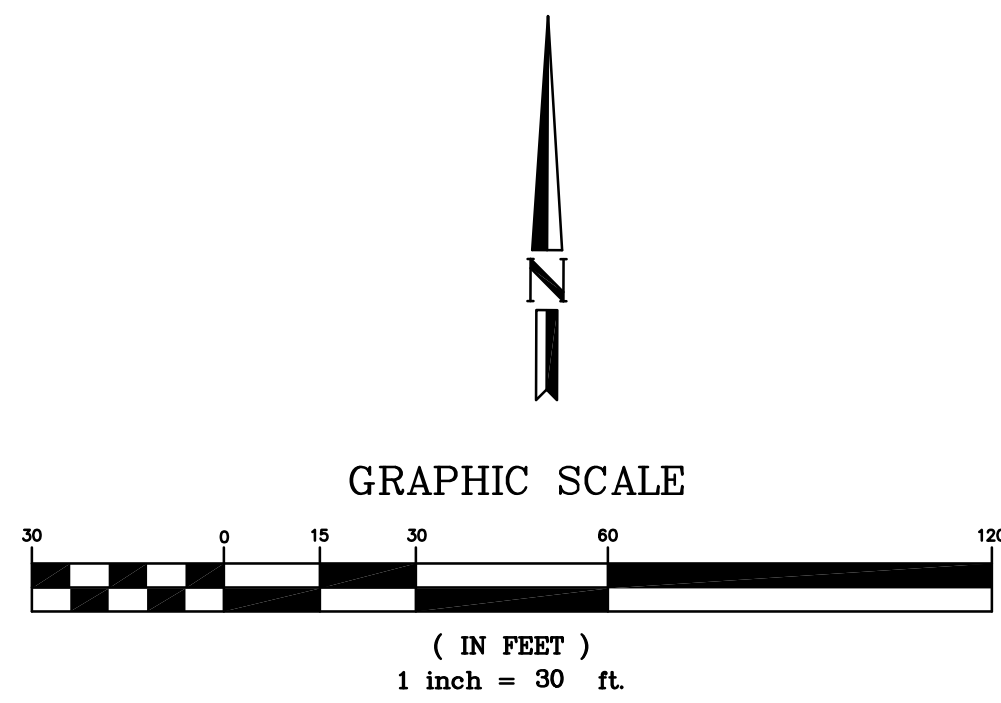
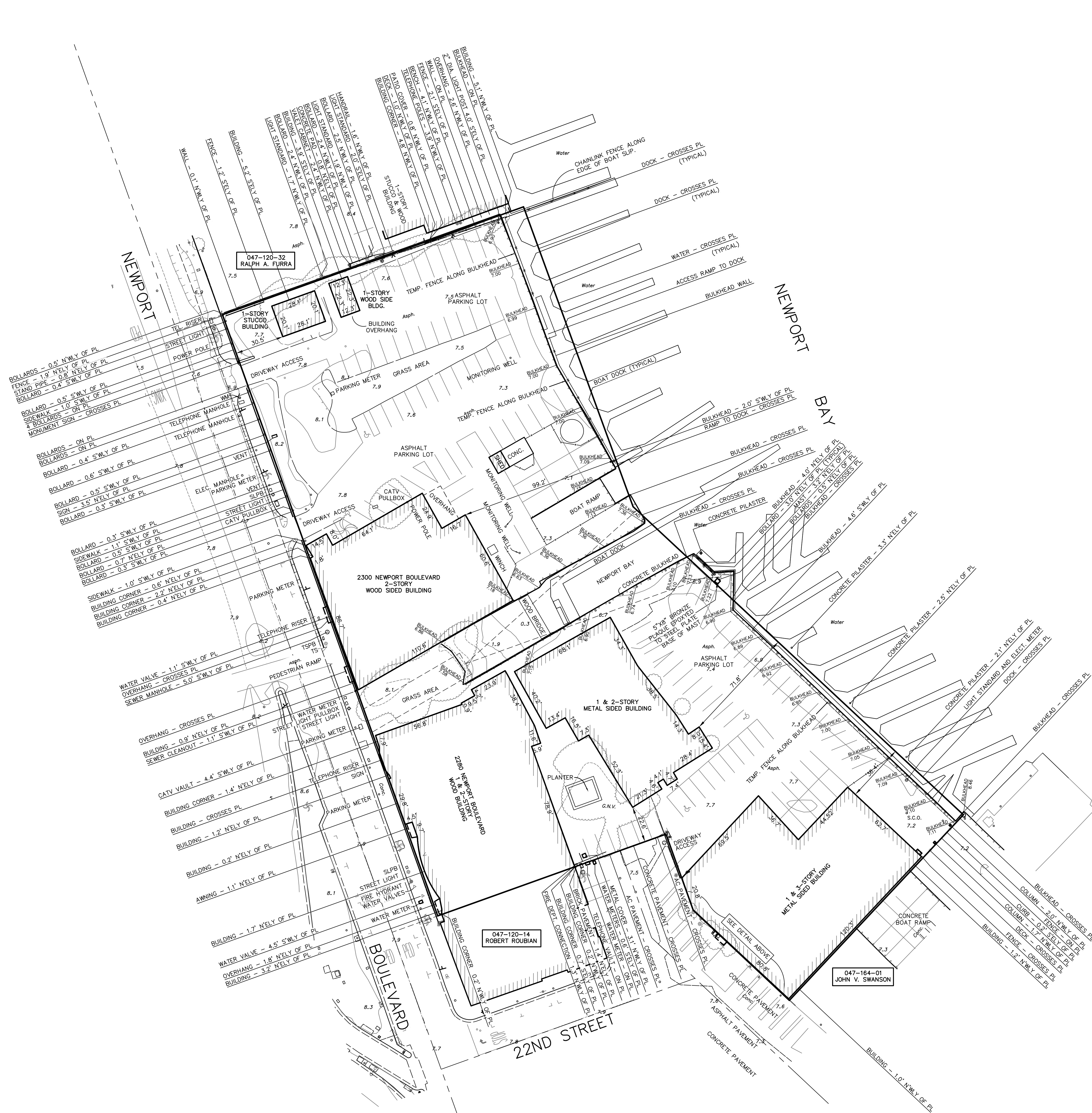
- a) Temporary Banner signs shall comply with Chapter 20.42 of the Zoning Code.
- b) All signs shall substantially conform to the approved set of plans.
- c) Pursuant to Section 20.42.120.F (Revisions to Comprehensive Sign Programs) of the Zoning Code, the Planning Director may approve minor revisions to the sign program if the intent of the original approval is not affected.
- d) All additional exempt signs shall comply with the standards prescribed in the Zoning Code

Attachment No. ZA 3

[View Easement Exhibit](#)

BOUNDARY ESTABLISHMENT

\\2012\12-744-ETCO Newport Beach\Map\36544002.dwg 4/6/2012 11:55:57 PM



DETAIL
NOT TO SCALE

LEGEND

- EDGE OF CONC.
- EDGE OF ASPH.
- EDGE OF DIRT
- AWNING
- BUILDING
- SIDEWALK
- CURB AND GUTTER
- FENCE
- WALL
- RETAINING WALL
- GUARD RAIL
- PIPE LINE
- PARKING STRIPES
- ROAD STRIPING
- POOL
- RAILROAD
- RAIL SIGNAL
- TANK
- VAULT
- DROP INLET
- VALVE
- CATCH BASIN
- WATER LINE
- FIRE HYDRANT
- MANHOLE
- SEWER CLEAN OUT
- STANDPIPE
- SIGN
- POWER POLE
- GUY WIRE
- POWER POLE
- STREET LIGHT
- STREET LIGHT
- STOP LIGHT
- MISCELLANEOUS
- TREES
- SINGLE TREE
- PALM

ALTA/ACSM LAND TITLE SURVEY 2312 NEWPORT BOULEVARD NEWPORT BEACH, CALIFORNIA

TOPOGRAPHIC INFORMATION

NO.	REVISION:	DATE:	ISSUE:	FINAL
			DATE:	04-06-12
			CHECKED:	PRA DRAWN:
			DRAWING FILE:	12744ALTA0
			PROJECT NO.:	12-744
			SHEET NUMBER:	2
			OF	2 SHEETS
			SCALE:	1" = 30'

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

SEE SHEET 1 FOR BOUNDARY INFORMATION

Attachment No. ZA 4

Project Plans

VUE NEWPORT

2210-2280 NEWPORT BLVD.
NEWPORT BEACH, CA

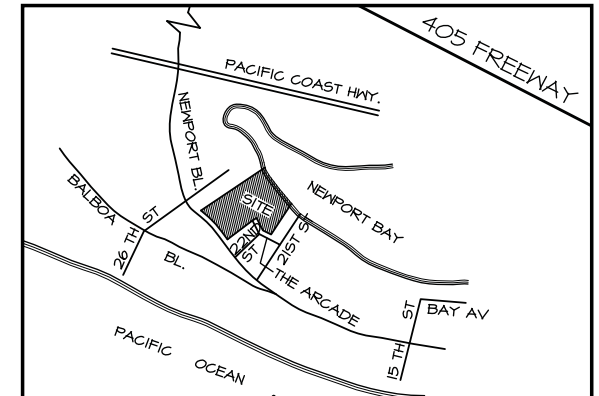
SIGN PROGRAM

PROPERTY OWNER

NPBEACH MARINA LLC
124 ALLAWOOD COURT
SIMPSONVILLE, SC 29681
864.881.4801

PROGRAM DESIGNER

JB3D
731 N. MAIN STREET
ORANGE, CA 92868
CONTACT: HECTOR BETANCOURT
714.204.0073
HBETANCOURT@JB3D.COM



August 14, 2017

VUE NEWPORT SIGN PROGRAM

TABLE OF CONTENTS

SHEET NO.	DESCRIPTION
0.1 - 0.2	Signage Overview
0.3 - 0.7	Site Plan
1.0	Parking Entry Sign (Newport)
2.0	Parking Entry Sign (Bldg. B)
3.0	Retail Tenant Monument
4.0	Directory Map
5.0	Tenant Blade Sign
6.0	Large Project ID
7.0	On Building Retail Directional
8.0	Upper Wall Retail Directory
9.0	Address Sign
10.0	Small Project ID
11.0	Parking Blade Sign
12.0	Parking Sign
13.0	Residents & Deliveries Only
14.0	Walkway ID Graphics
15.0	Walkway ID Sign
16.0	Regularoty Sign
17.0	Parking Rate Sign
18.0	Medium Project ID
19.0	Loading Zone
20.0	Elevator Sign
21.0	Boat Slip ID
22.0	Office Tenant ID
23.0	Retail Tenant ID

SIGNAGE OVERVIEW

SIGN TYPE	SIGN-SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. HEIGHT	MAX. WIDTH	MAX. SIGN AREA	PERMIT REQUIRED	LOGOS ALLOWED	ILLUMINATION PERMITTED
G.1	1.0	Parking Entry Sign (Newport)	On Building	1	27"	13'-0"	30 Sq. Ft.	Yes	No	Yes
G.2	2.0	Parking Entry Sign (Bldg. B)	On Building	2	See Page 2.0	See Page 2.0	20.5 Sq. Ft.	Yes	Project Name Only	Yes
S.1	3.0	Retail Tenant Monument	Ground	1	16'-0"	21'-0"	See Page 3.1	Yes	Yes	Yes
S.2	4.0	Directory Map	On Building	5	4'-0"	30"	10 Sq. Ft.	Yes	Yes	No
S.3	5.0	Tenant Blade Sign	On Building	As Needed	2'-0"	3'-0"	6 Sq. Ft.	Yes	Yes	Yes
S.5	6.0	Large Project ID	On Building	2	4'-0"	7'-10"	31.3 Sq. Ft.	Yes	Project Name Only	Yes
S.7	7.0	On Building Retail Directional	On Building	3	6'-0"	5'-0"	30 Sq. Ft.	Yes	Yes	Yes
S.8	8.0	Upper Wall Retail Directory	On Building	1	11'-0"	8'-0"	88 Sq. Ft.	Yes	Yes	Yes
S.9	9.0	Address Sign	On Building	1 Per Bldg.	19"	6'-1"	10 Sq. Ft.	Yes	No	Yes
S.10	10.0	Small Project ID	On Building	4	18"	31"	4 Sq. Ft.	Yes	Project Name Only	Yes
S.11	11.0	Parking Blade Sign	On Building	2	3'-0"	3'-0"	9 Sq. Ft.	Yes	No	Yes
S.12	12.0	Parking Sign	On Building	1	4'-0"	3'-0"	12 Sq. Ft.	Yes	No	Yes
S.13	13.0	Residents & Deliveries Only	On Building	1	30"	4'-0"	10 Sq. Ft.	Yes	Project Name Only	Yes

*** S.4 SIGN TYPE WAS ELIMINATED FROM SIGN PROGRAM

SIGNAGE OVERVIEW

SIGN TYPE	SIGN-SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. HEIGHT	MAX. WIDTH	MAX. SIGN AREA	PERMIT REQUIRED	LOGOS ALLOWED	ILLUMINATION PERMITTED
S.14	14.0	Walkway ID Graphics	On Building	1	30"	20'-6"	52 Sq. Ft.	Yes	Project Name Only	No
S.15	15.0	Walkway ID Sign	On Building	1	4'-0"	18'-0"	72 Sq. Ft.	Yes	Project Name Only	Yes
S.16	16.0	Regulatory Sign	On Building	As Needed	24"	14"	3 Sq. Ft.	No	Project Name Only	No
S.17	17.0	Parking Rate Sign	On Building	2	35"	4'-5"	13 Sq. Ft.	No	No	Yes
S.18	18.0	Medium Project ID	On Building	2	4'-0"	7'-0"	28 Sq. Ft.	Yes	Project Name Only	Yes
S.19	19.0	Loading Zone	On Building	5	13"	7'-11"	9 Sq. Ft.	No	No	No
S.20	20.0	Elevator Sign	On Building	3	7"	4'-4"	3 Sq. Ft.	Yes	No	No
S.21	21.0	Boat Slip ID	On Boat Slip	7	30"	30"	6.25 Sq. Ft.	No	Project Name Only	No
O.1	22.0	Office Tenant ID	On Building	**	24"	Varies Per Elevation*	1.5 Tenant Linear Frontage	Yes	Yes	Yes
R.1	23.0	Retail Tenant ID	On Building	**	24"	Varies Per Elevation*	1.5 Tenant Linear Frontage	Yes	Yes	Yes

* RETAIL TENANT ID WIDTH VARIES PER ELEVATION (SEE PAGES 22.1-22.10)

* OFFICE TENANT ID WIDTH VARIES PER ELEVATION (SEE PAGES 21.1-21.4)

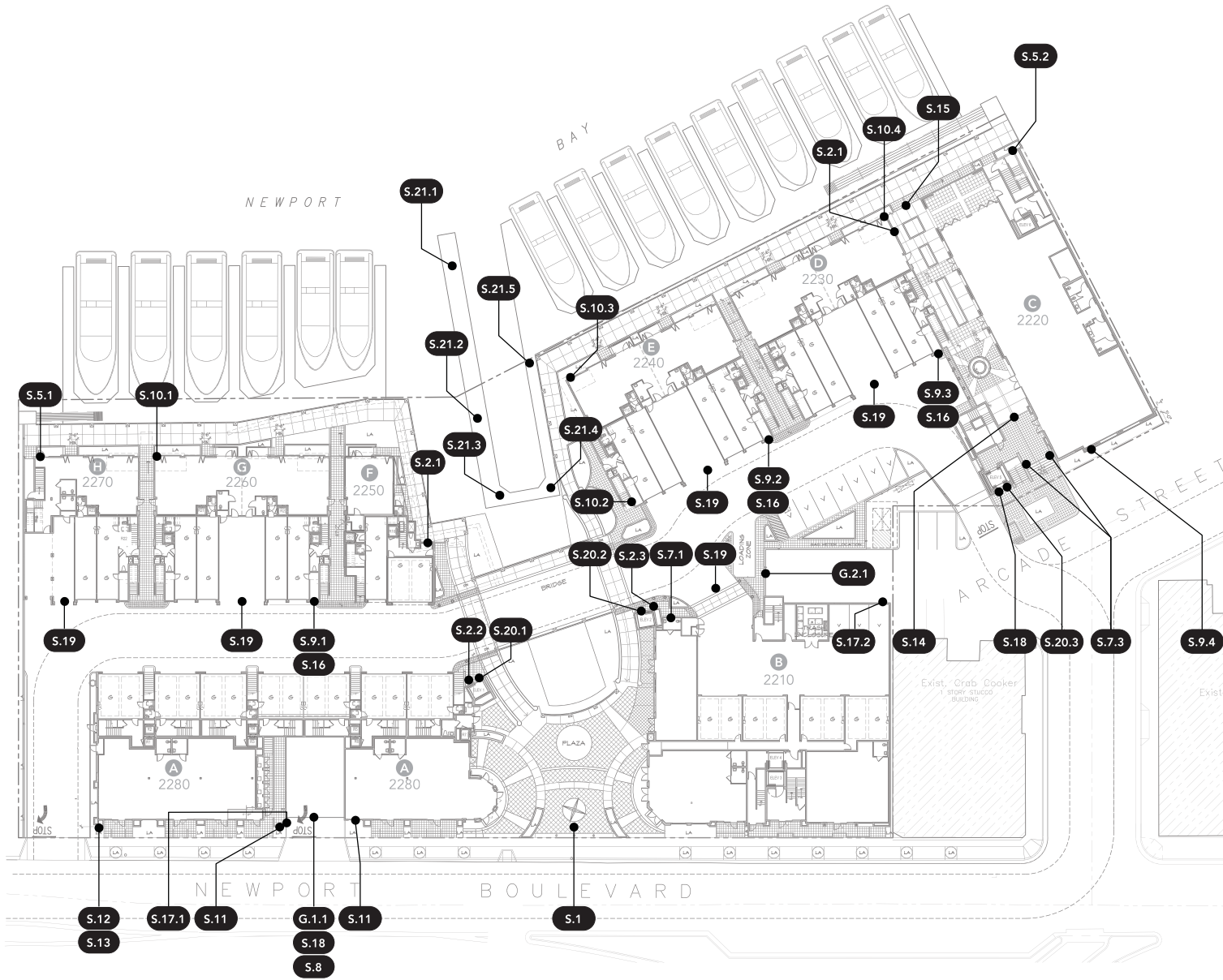
** ONE SIGN PER TENANT PER FRONTAGE.

SITE PLAN

OVERALL

SIGN TYPE - LEGEND

- G.1 – Entry (Newport)
- G.2 – Entry (Bldg. B)
- S.1 – Tenant Monument
- S.2 – Directory Map
- S.3 – Tenant Blade Sign
- S.5 – Large Project ID
- S.7 – On Building Retail Directional
- S.8 – Upper Wall Retail Directory
- S.9 – Address Sign
- S.10 – Small Project ID
- S.11 – Parking Blade Sign
- S.12 – Parking Sign
- S.13 – Residents & Deliveries Only
- S.14 – Walkway ID Graphics
- S.15 – Walkway ID Sign
- S.16 – No Fun Sign
- S.17 – Parking Rate Sign
- S.18 – Medium Project ID
- S.19 – Loading Zone
- S.20 – Elevator Sign
- S.21 – Boat Slip ID

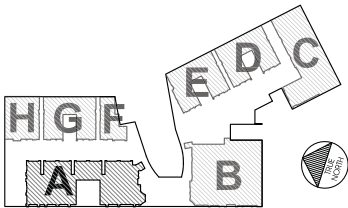
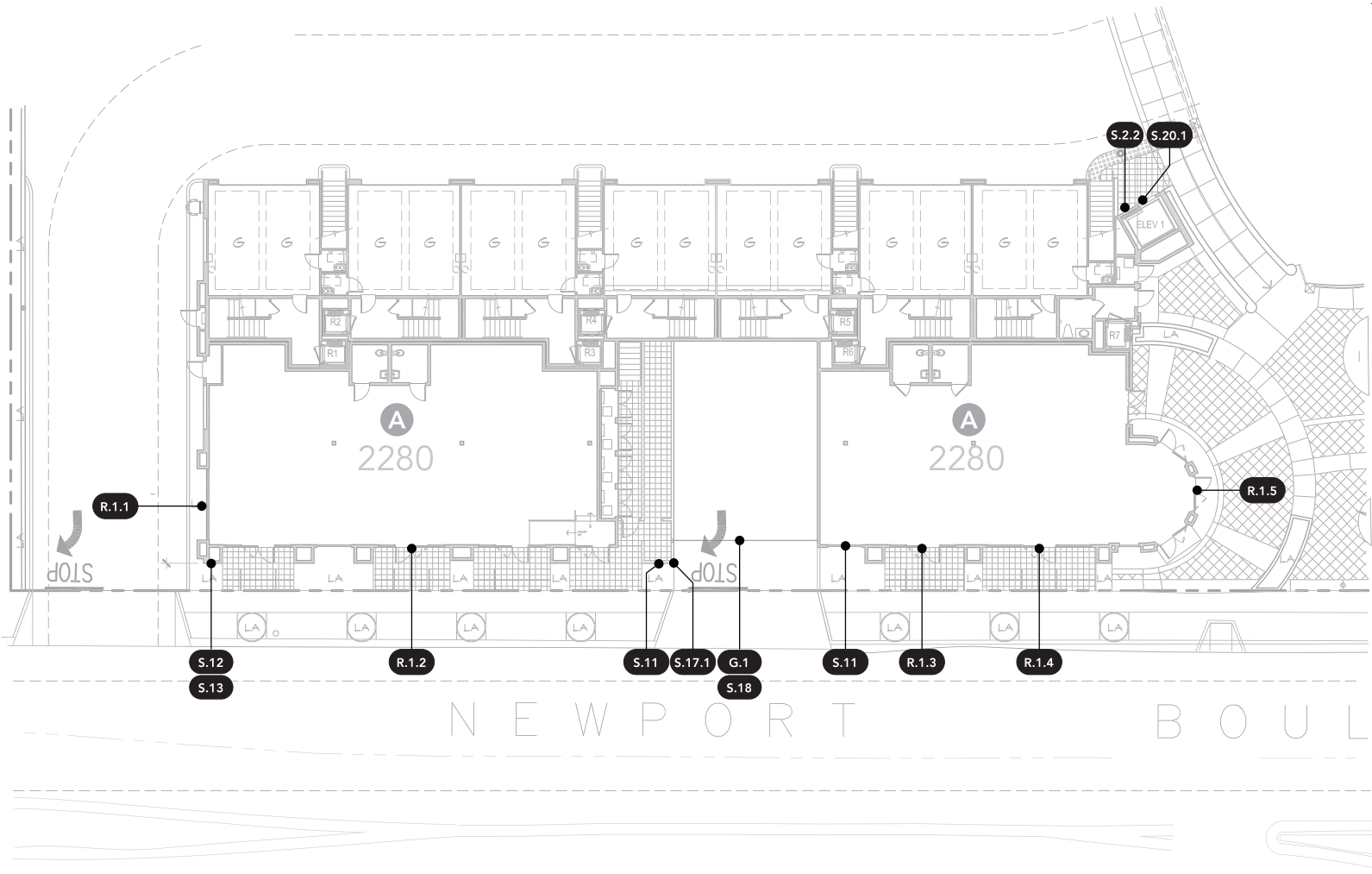


SITE PLAN

BLDG. 2280

SIGN TYPE - LEGEND

- G.1 – Entry (Newport)
- R.1 - Retail Tenant ID
- S.2 - Directory Map
- S.5 - Project ID
- S.10 - Small Project ID
- S.11 - Parking Blade Sign
- S.12 - Parking Sign
- S.13 - Residents & Deliveries Only
- S.17 - Parking Rate Sign
- S.18 - Medium Project ID
- S.20 - Elevator Sign

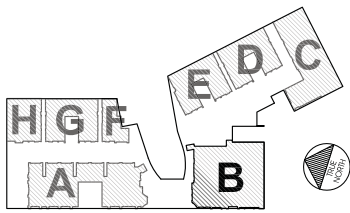
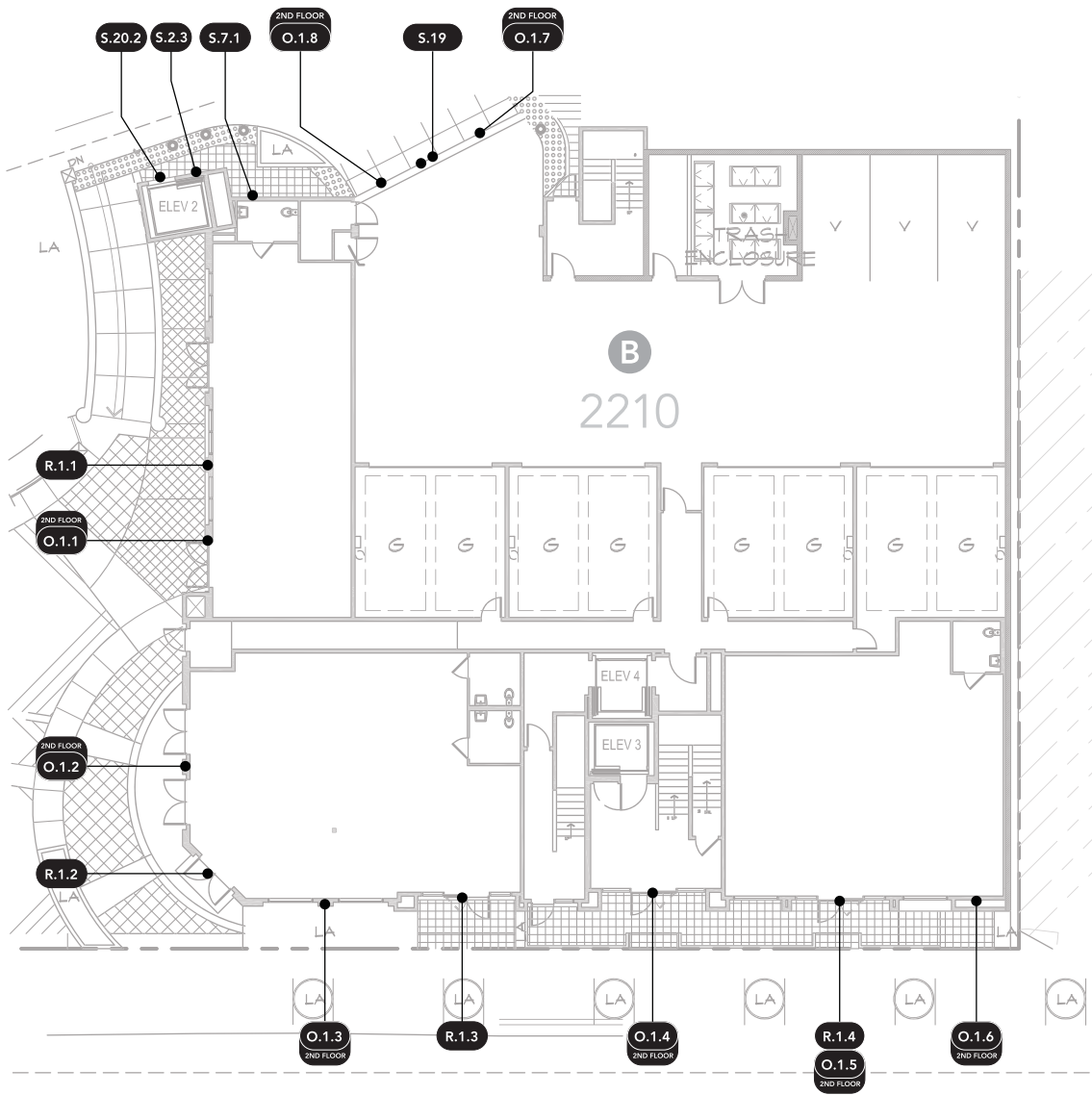


SITE PLAN

BLDG. 2210

SIGN TYPE - LEGEND

- O.1 - Office Tenant ID
- R.1 - Retail Tenant ID
- S.2 - Directory Map
- S.7 - On Building Retail Directional
- S.19 - Loading Zone
- S.20 - Elevator Sign

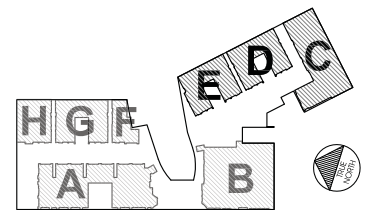
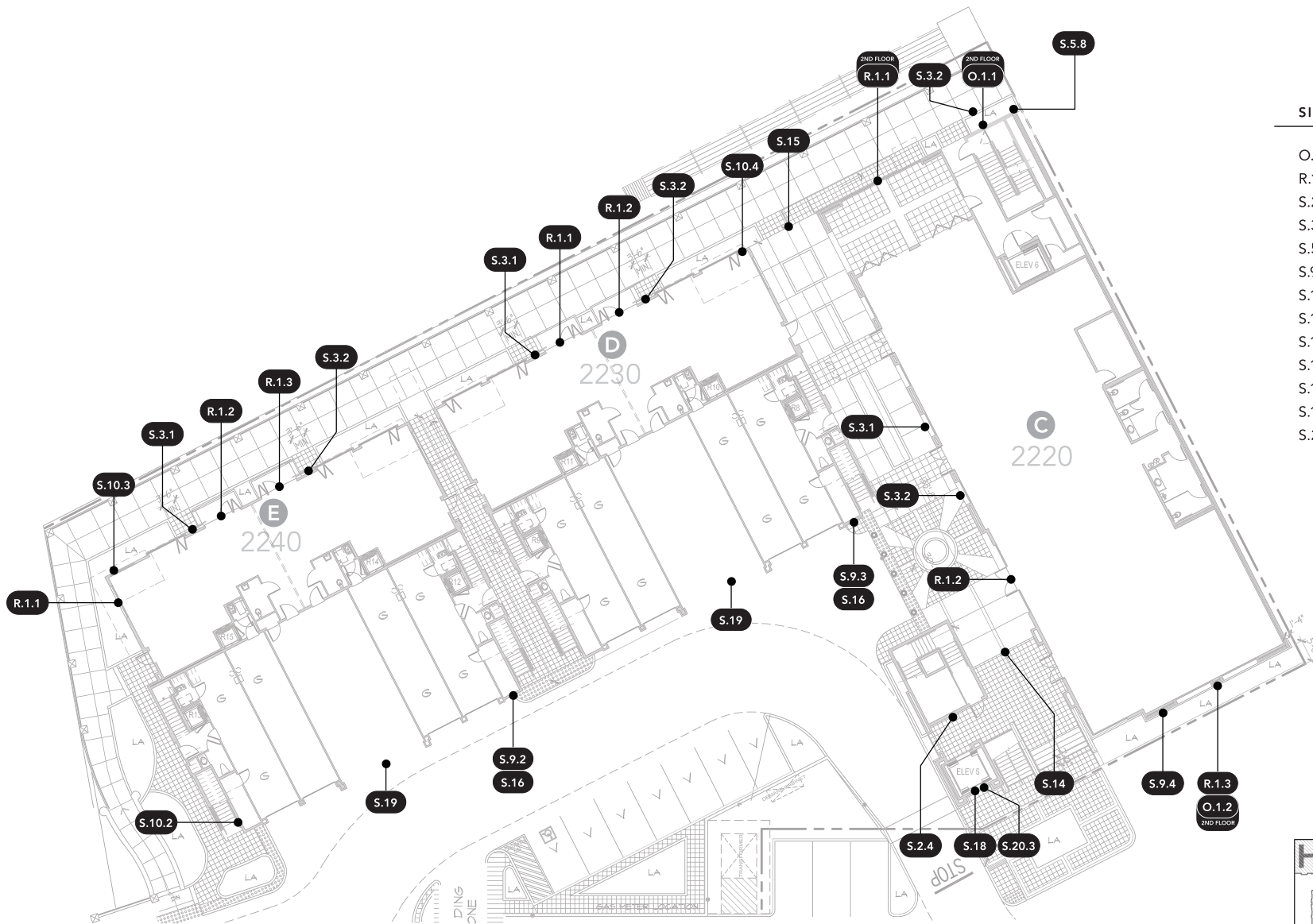


SITE PLAN

BLDGs. 2220, 2230 & 2240

SIGN TYPE - LEGEND

- O.1 - Office Tenant ID
- R.1 - Retail Tenant ID
- S.2 - Directory Map
- S.3 - Tenant Blade Sign
- S.5 - Project ID
- S.9 - Address Sign
- S.10 - Small Project ID
- S.14 - Walkway ID Graphics
- S.15 - Walkway ID Sign
- S.16 - No Fun Sign
- S.18 - Medium Project ID
- S.19 - Loading Zone
- S.20 - Elevator Sign



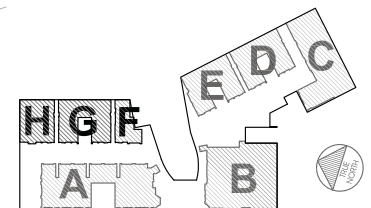
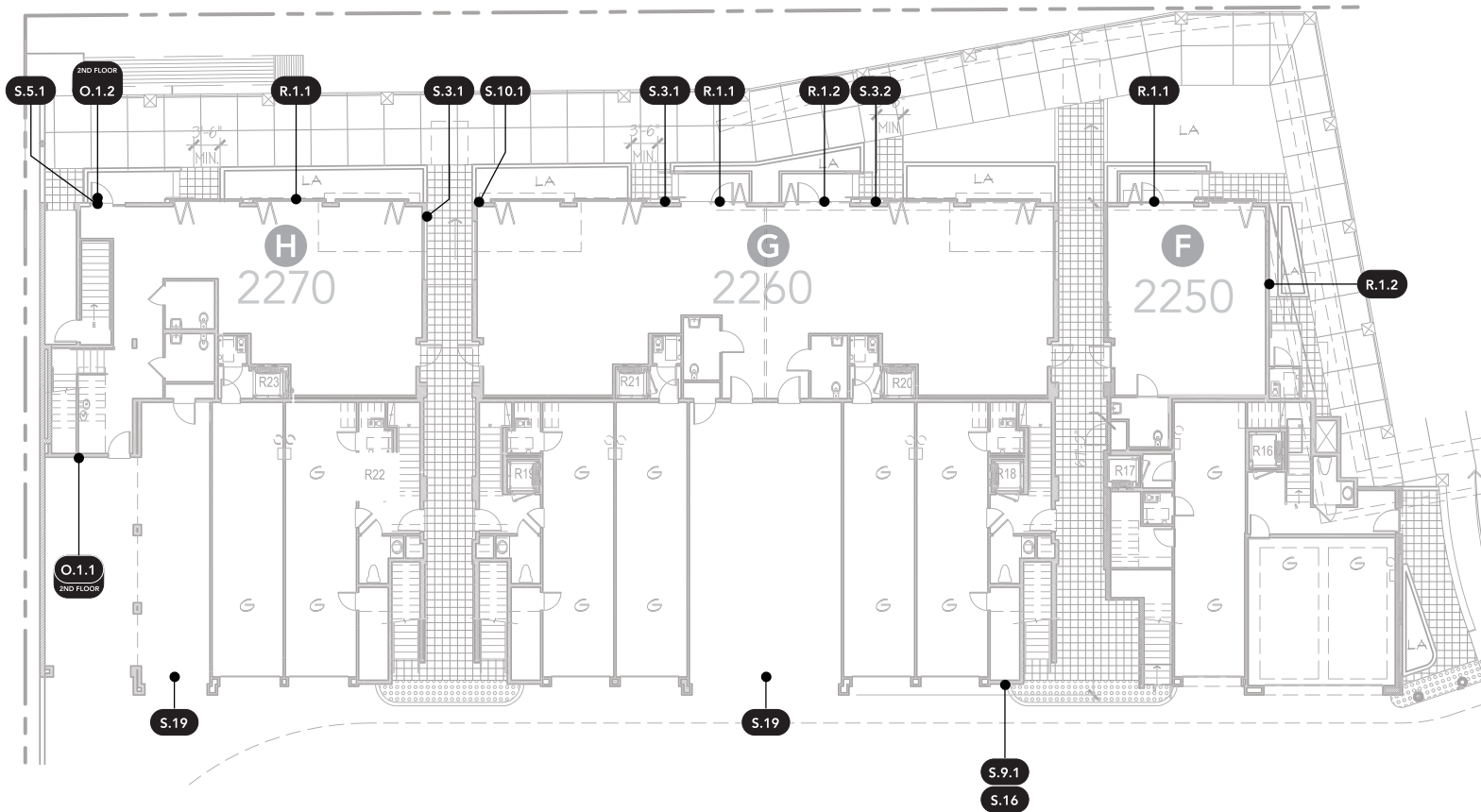
August 14, 2017

SITE PLAN

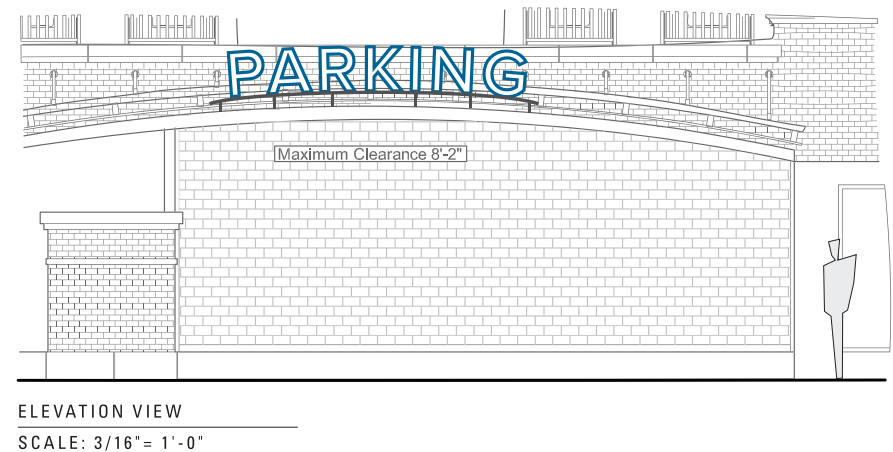
BLDGS. 2250, 2260 & 2270

SIGN TYPE - LEGEND

- O.1 - Office Tenant ID
- R.1 - Retail Tenant ID
- S.3 - Tenant Blade Sign
- S.5 - Project ID
- S.9 - Address Sign
- S.10 - Small Project ID
- S.16 - No Fun Sign
- S.19 - Loading Zone



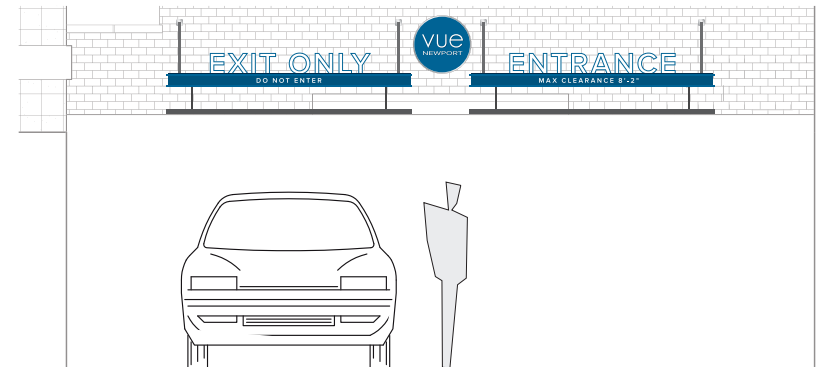
PURPOSE	To provide parking information to patrons.
MAXIMUM NUMBER	One.
LOCATION	Location as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Parking lettering.
MAX. SIGN AREA & SIZE	Width: 13'-0" Height: 27" Sign Area: 30 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated. No exposed neon lighting allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Not permitted.
LETTER STYLE	Project font only.
COLORS	Blue and white. <i>Exact finish details to vary.</i>



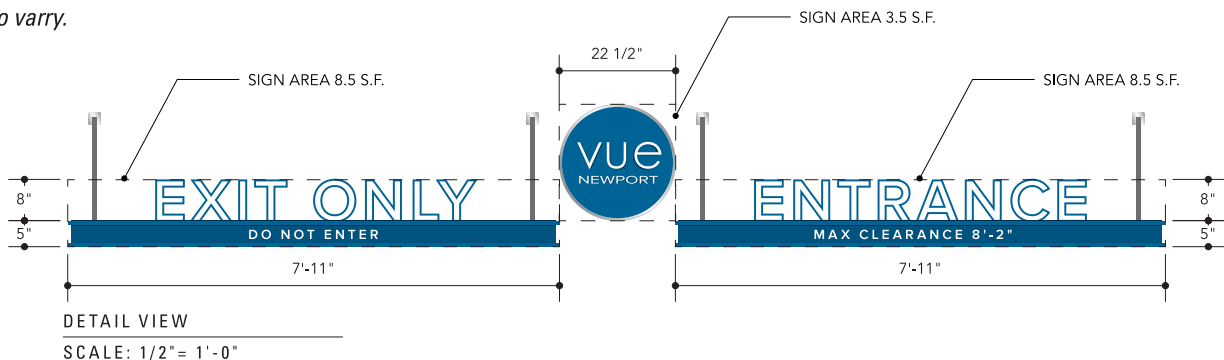
PURPOSE	To provide parking information to patrons.
MAXIMUM NUMBER	Two.
LOCATION	Location as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Project and or logo, parking information.
MAX. SIGN AREA & SIZE	Width: As Shown Height: As Shown Sign Area: 20.5 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated. No exposed neon lighting allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Project logo only. Must be approved by the Property Owner.
LETTER STYLE	Project font only.
COLORS	Blue and white. <i>Exact finish details to vary.</i>

SIGN TYPE G2

PARKING ENTRY SIGN (BLDG. B)



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



PURPOSE	To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the monument sign.
MAXIMUM NUMBER	One.
LOCATION	Behind property line.
ORIENTATION	Perpendicular toward street.
SIGN COPY	Business name and or logo per defined location, two-lines of copy maximum.
MAX. SIGN SIZE	Width: 21'-0" Height: 16'-0" Sign Area: 25 sq. ft. Max (PER FACE)
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; with lettering incised in the panel or fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated. No exposed neon lighting allowed. Note that the directory on the sign is not permitted to be illuminated. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.
COLORS	White, Gray, Silver and Blue.

***MUST OBTAIN COASTAL COMMISSION APPROVAL PRIOR TO FABRICATION AND INSTALLATION OF THIS SIGN.**

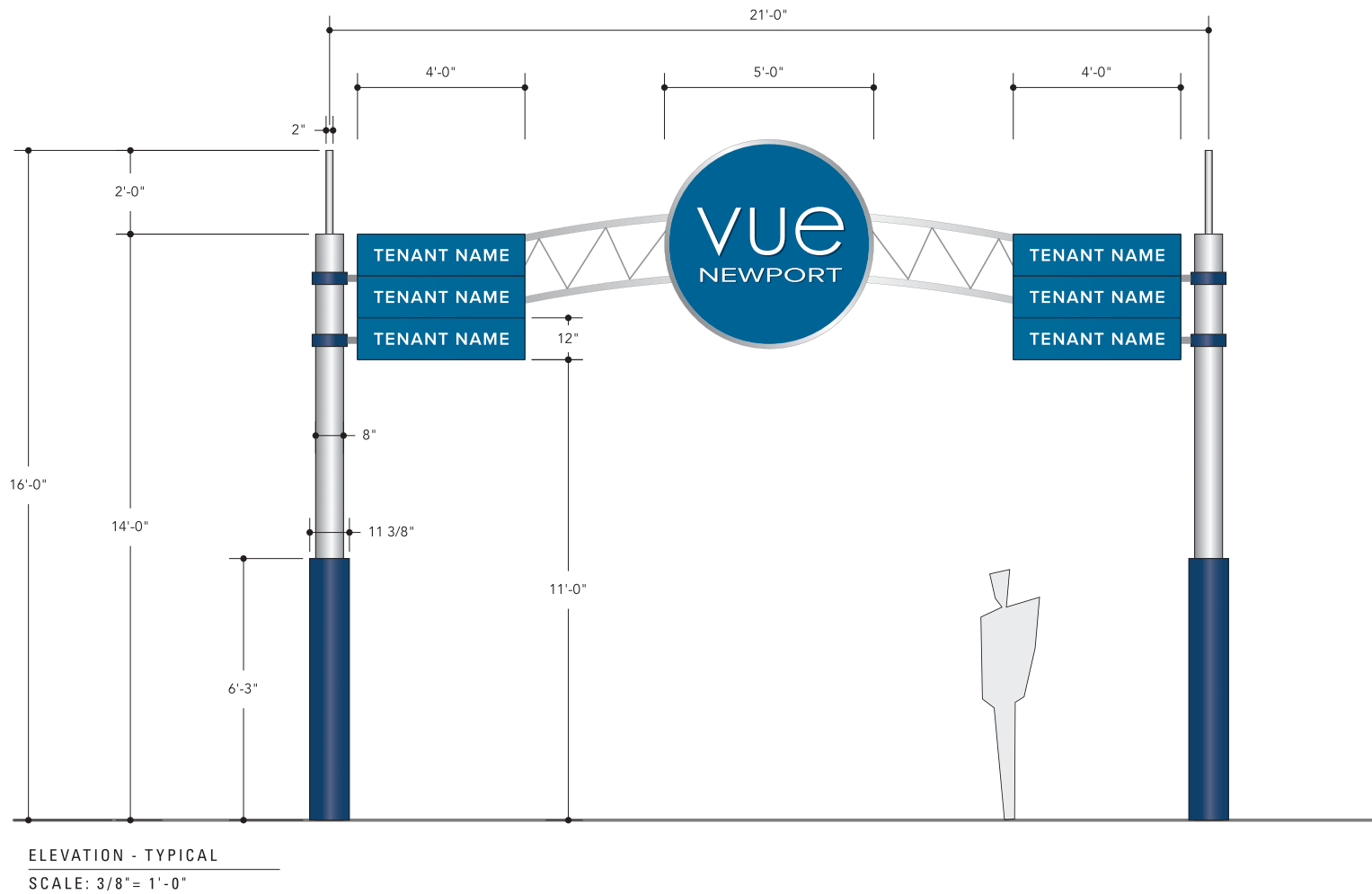
SIGN TYPE S1

RETAIL TENANT MONUMENT

***MUST OBTAIN COASTAL COMMISSION APPROVAL PRIOR TO FABRICATION AND INSTALLATION**

SIGN TYPE S1

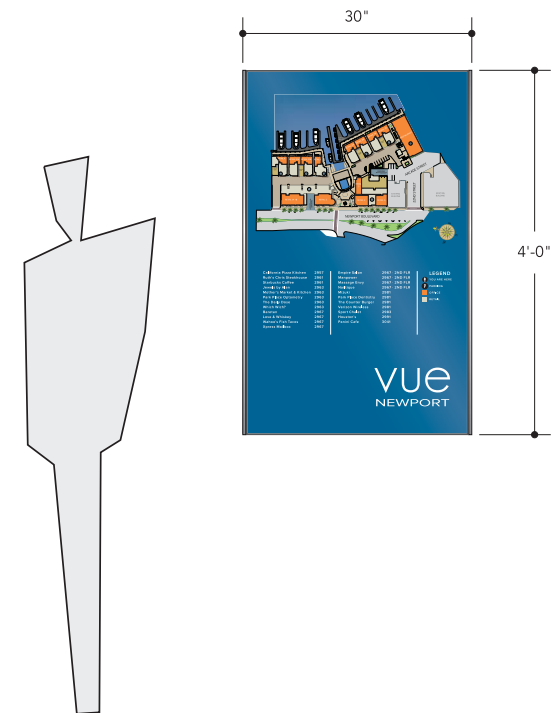
RETAIL TENANT MONUMENT



PURPOSE	To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the directory sign.
MAXIMUM NUMBER	Five.
LOCATION	Locations as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Business name per defined location, one-line of copy maximum.
MAX. SIGN AREA & SIZE	Width: 30" Height: 4'-0" Sign Area: 10 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; with lettering incised in the panel or fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	None.
LOGO / LOGOTYPE	Permitted.
LETTER STYLE	Tenant must use project font, all white in color (Retail tenant logo in white permitted).
COLORS	As shown.

SIGN TYPE S2

DIRECTORY MAP



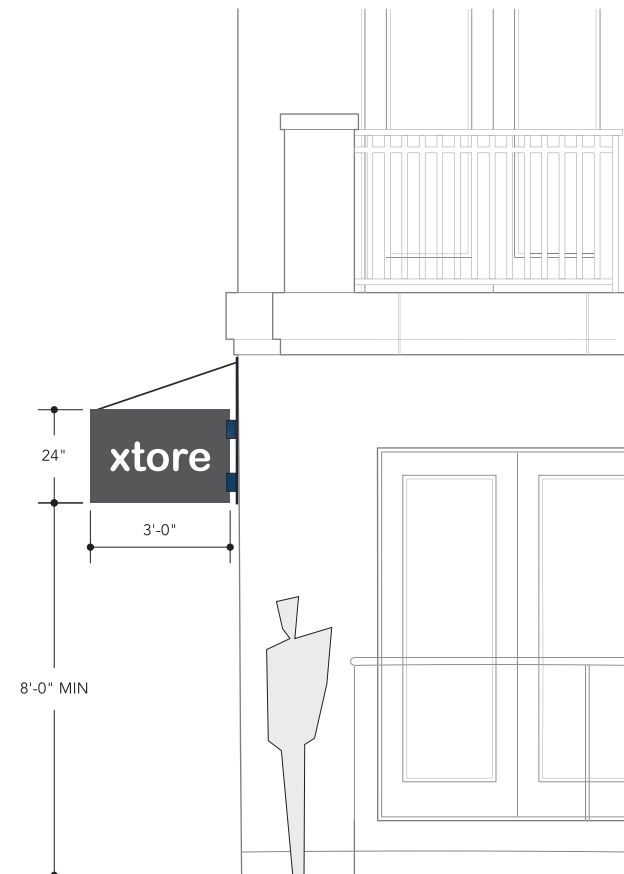
ELEVATION - TYPICAL

SCALE: 3/4" = 1'-0"

PURPOSE	To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on a blade sign.
MAXIMUM NUMBER	As Needed.
LOCATION	On building fascia to identify retail tenants as needed.
ORIENTATION	Perpendicular to building wall.
SIGN COPY	One business name and or logo per defined location, two-lines of copy maximum.
MAX. SIGN AREA & SIZE	Width: 3'-0" Height: 2'-0" Sign Area: 6 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; (cabinet signs with translucent or transparenbackgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated. No exposed neon lighting allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Permitted.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.
COLORS	Blue, gray and white.

SIGN TYPE S3

TENANT BLADE SIGN



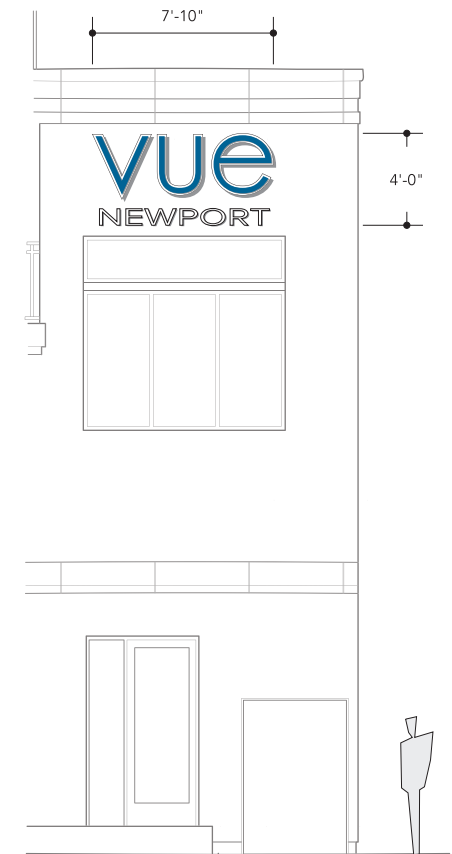
ELEVATION - TYPICAL

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

PURPOSE	To identify the center.
MAXIMUM NUMBER	Two.
LOCATION	Locations as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Project name and or logo, two-lines of copy maximum.
MAX. SIGN AREA & SIZE	Width: 7'-10" Height: 4'-0" Sign Area: 31.3 sq. ft. Max
SIGN CONSTRUCTION	Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials.
ILLUMINATION	Internally illuminated face-lit or exposed neon. Halo-lit letters are not permitted on or above the second floor. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Project logo only. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner.
COLORS	Logo colors must contrast building facade. <i>Exact finish details to vary.</i>

SIGN TYPE S5

LARGE PROJECT ID



ELEVATION - TYPICAL

SCALE: 3/16" = 1'-0"

PURPOSE	To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the building directional.
MAXIMUM NUMBER	Three.
LOCATION	Locations as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Business name and or logo per defined location, two-lines of copy maximum.
MAX. SIGN AREA & SIZE	Width: 5'-0" Height: 6'-0" Sign Area: 30 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; with lettering incised in the panel or fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated. No exposed neon lighting allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.
COLORS	Gray, blue and white.

SIGN TYPE S7

ON BUILDING RETAIL DIRECTIONAL



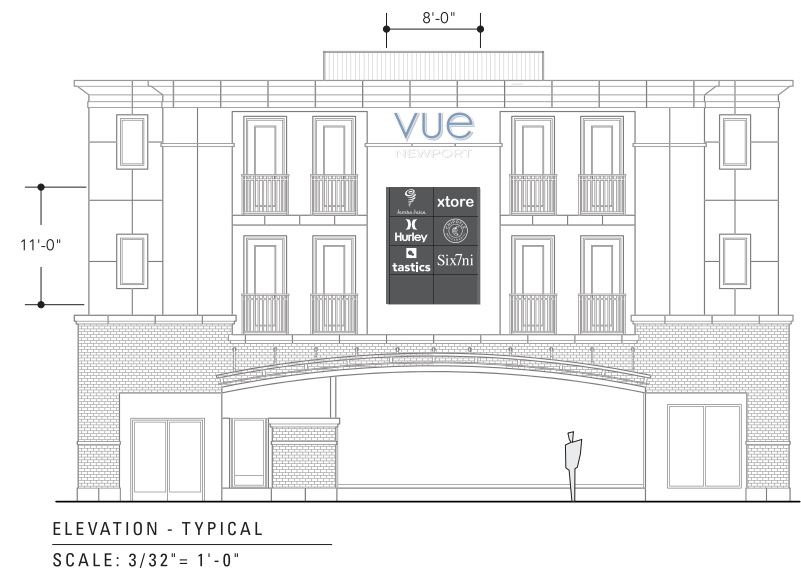
ELEVATION - TYPICAL

SCALE: 3/16" = 1'-0"

PURPOSE	To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the upper wall directory.
MAXIMUM NUMBER	One.
LOCATION	On Building A (2280) above parking entry way.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Business name and or logo per defined location, two-lines of copy maximum.
MAX. SIGN AREA & SIZE	Width: 8'-0" Height: 11'-0" Sign Area: 88 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; with lettering incised in the panel or fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated. No exposed neon lighting or halo lettering allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.
COLORS	Gray and White.

SIGN TYPE S8

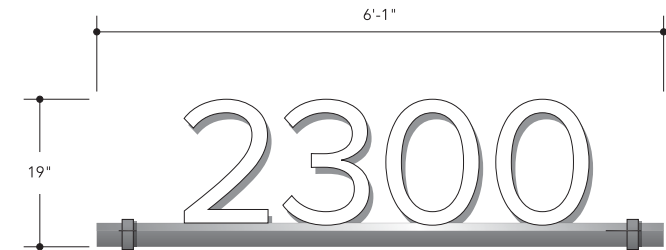
UPPER WALL RETAIL DIRECTORY



PURPOSE	To identify building address.
MAXIMUM NUMBER	One per building.
LOCATION	Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Building address numbers.
MAX. SIGN AREA & SIZE	Width: 6'-1" Height: 19" Sign Area: 10 sq. ft. Max
SIGN CONSTRUCTION	Individual numbers only. No cabinet signs or cloud signs allowed. Numbers are only permitted to mount directly to structural mounting system. Align numbers to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.
ILLUMINATION	Internally illuminated. No exposed neon lighting allowed. Halo-lit letters are not permitted on or above the second floor. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Not permitted.
LETTER STYLE	Project font only.
COLORS	Must contrast building facade. <i>Exact finish details to vary.</i>

SIGN TYPE S9

ADDRESS SIGN



DETAILS - TYPICAL

SCALE: 3/4" = 1'-0"



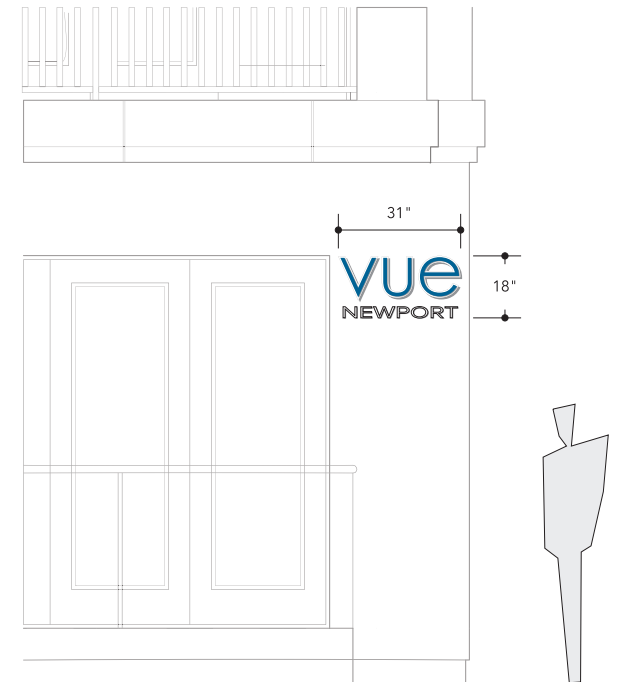
ELEVATION - TYPICAL

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

PURPOSE	To identify the center.
MAXIMUM NUMBER	Four.
LOCATION	Locations as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Project name and or logo, two-lines of copy maximum.
MAX. SIGN AREA & SIZE	Width: 31" Height: 18" Sign Area: 4 sq. ft. Max
SIGN CONSTRUCTION	Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials.
ILLUMINATION	Internally illuminated face-lit or exposed neon. Halo-lit letters are not permitted on or above the second floor. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Project logo only. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner.
COLORS	Logo colors must contrast building facade. <i>Exact finish details to vary.</i>

SIGN TYPE S10

SMALL PROJECT ID



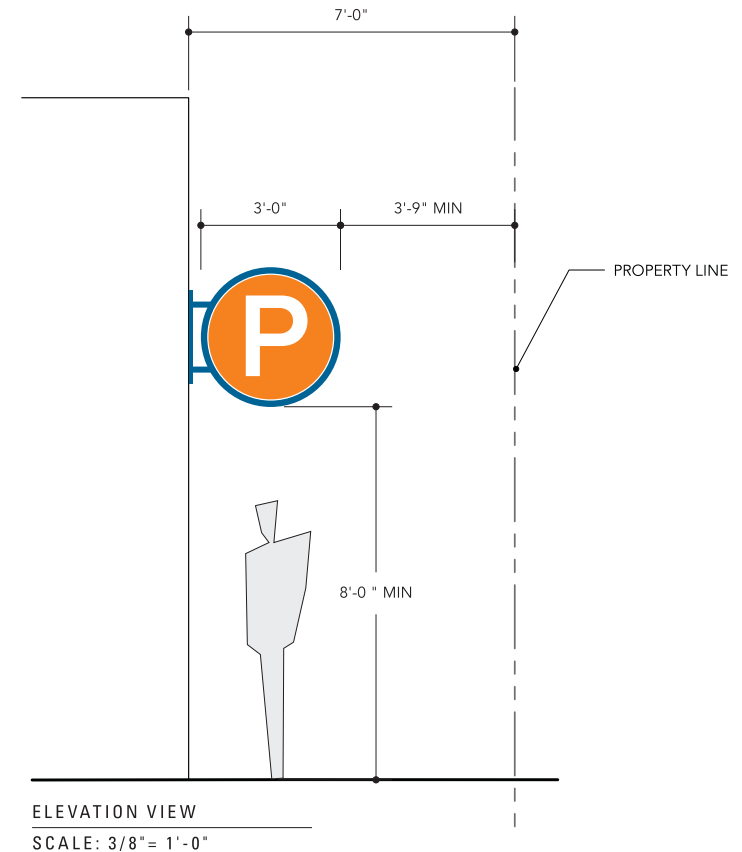
ELEVATION - TYPICAL

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

PURPOSE	To provide parking location to patrons.
MAXIMUM NUMBER	Two.
LOCATION	Location as indicated in the following exhibits.
ORIENTATION	Perpendicular to building wall.
SIGN COPY	Parking symbol.
MAX. SIGN AREA & SIZE	Width: 3'-0" Height: 3'-0" Sign Area: 9 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated or exposed neon lighting allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Not permitted.
LETTER STYLE	Project font only.
COLORS	Blue, white and orange. <i>Exact finish details to vary.</i>

SIGN TYPE S11

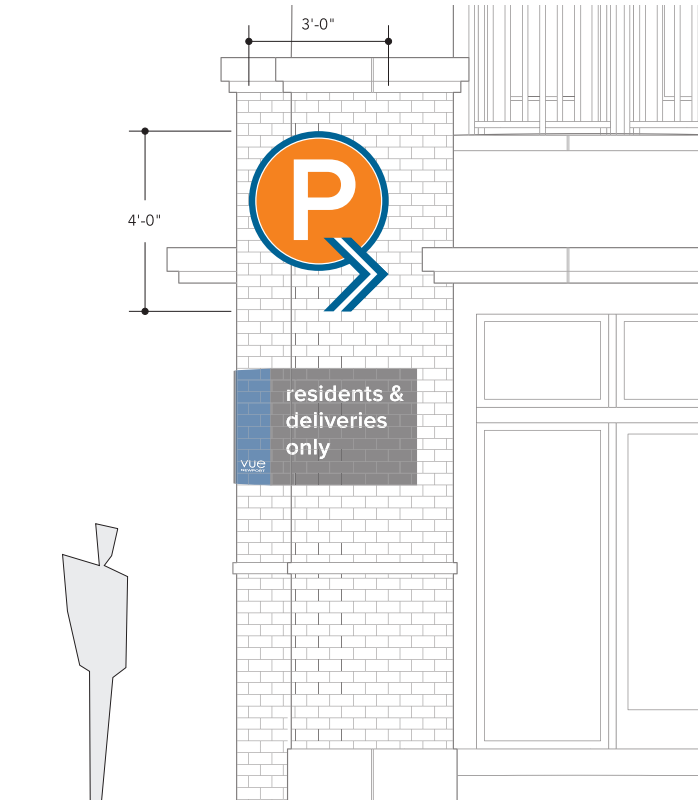
PARKING BLADE SIGN



PURPOSE	To provide parking information to patrons.
MAXIMUM NUMBER	One.
LOCATION	Location as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Parking symbol and arrow.
MAX. SIGN AREA & SIZE	Width: 3'-0" Height: 4'-0" Sign Area: 12 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated or exposed neon lighting allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Not permitted.
LETTER STYLE	Project font only.
COLORS	Blue, white and orange. <i>Exact finish details to vary.</i>

SIGN TYPE S12

PARKING SIGN

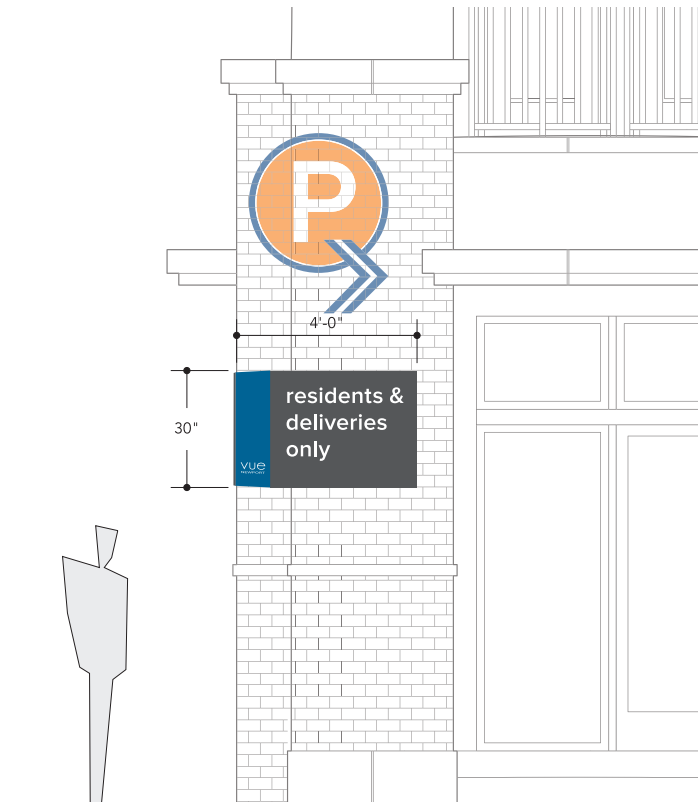


ELEVATION VIEW
SCALE: 3/8" = 1'-0"

PURPOSE	To provide information to patrons.
MAXIMUM NUMBER	One.
LOCATION	Location as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Project name and information copy.
MAX. SIGN AREA & SIZE	Width: 4'-0" Height: 30" Sign Area: 10 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated. No exposed neon lighting allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Project logo only. Must be approved by the Property Owner.
LETTER STYLE	Project font only.
COLORS	Blue, white and gray. <i>Exact finish details to vary.</i>

SIGN TYPE S13

RESIDENTS & DELIVERIES ONLY

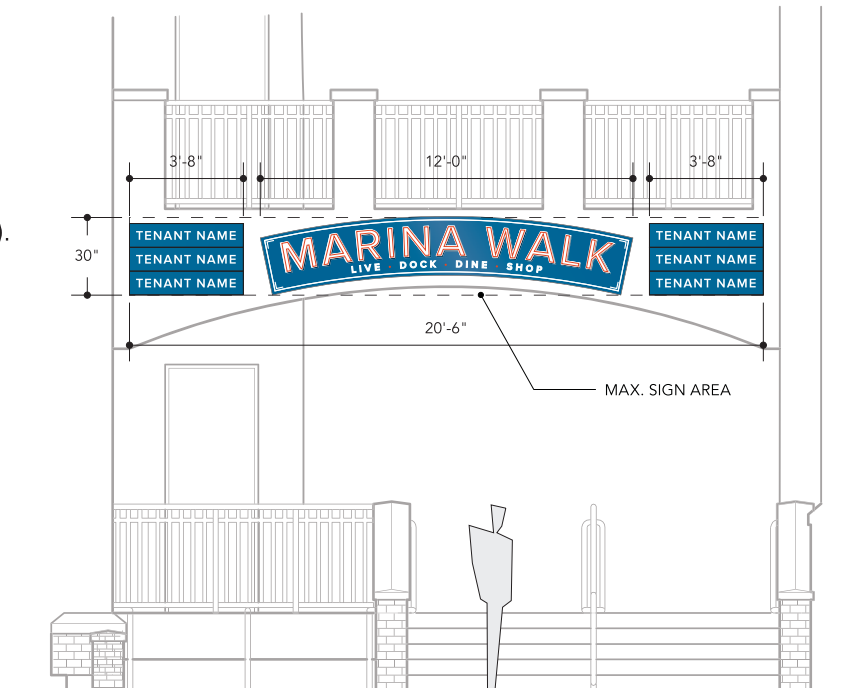


ELEVATION VIEW
SCALE: 3/8" = 1'-0"

PURPOSE	To identify the walkway and business names occupying the building suites within the center.
MAXIMUM NUMBER	One.
LOCATION	Location as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Project name or logo, and up to six business names.
MAX. SIGN AREA & SIZE	Width: 20'-6" Height: 30" Sign Area: 52 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	None.
LOGO / LOGOTYPE	Project logo only. Must be approved by the Property Owner.
LETTER STYLE	Project font only.
COLORS	Blue, white, orange and gray. <i>Exact finish details to vary.</i>

SIGN TYPE S14

WALKWAY ID GRAPHICS



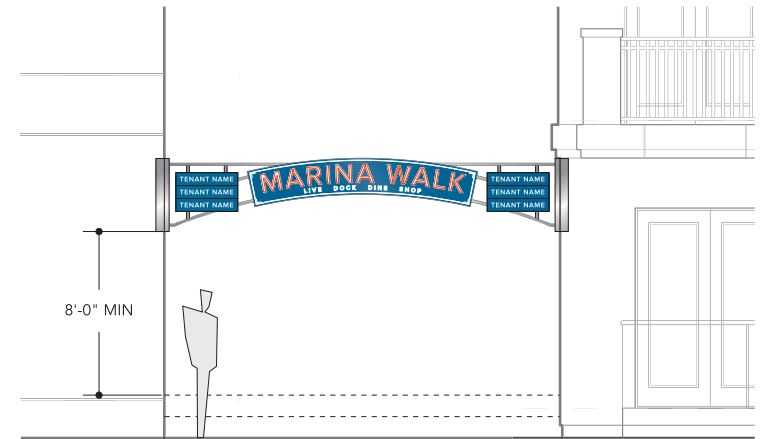
ELEVATION VIEW

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

PURPOSE	To identify the walkway and business names occupying the building suites within the center.
MAXIMUM NUMBER	One.
LOCATION	Between building C and D.
ORIENTATION	Parallel to Newport Bay.
SIGN COPY	Project name or logo, and up to six business names.
MAX. SIGN AREA & SIZE	Width: 18'-0" Height: 4'-0" Sign Area: 72 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated or exposed neon. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Project logo only. Must be approved by the Property Owner.
LETTER STYLE	Project font only.
COLORS	Blue, white, orange and gray. <i>Exact finish details to vary.</i>

SIGN TYPE S15

WALKWAY ID SIGN



ELEVATION VIEW
SCALE: 3/16" = 1'-0"

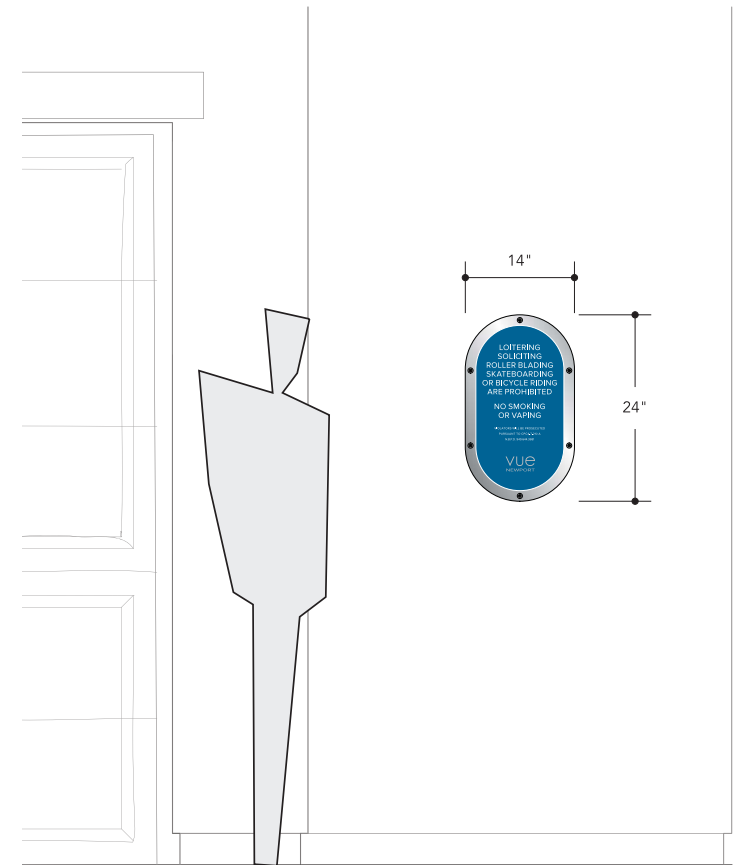


FRONT/BACK DETAIL VIEW
SCALE: 3/8" = 1'-0"

PURPOSE	To provide prohibited information to patrons.
MAXIMUM NUMBER	As needed.
LOCATION	Locations as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Project name and information copy.
MAX. SIGN AREA & SIZE	Width: 14" Height: 24" Sign Area: 3 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Not permitted.
LOGO / LOGOTYPE	Project logo only. Must be approved by the Property Owner.
LETTER STYLE	Project font only.
COLORS	Blue, white, orange and gray. <i>Exact finish details to vary.</i>

SIGN TYPE S16

REGULATORY SIGN



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

PURPOSE	To provide parking information to patrons.
MAXIMUM NUMBER	Two.
LOCATION	Location as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Parking information.
MAX. SIGN AREA & SIZE	Width: 4'-5" Height: 35" Sign Area: 13 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated. No exposed neon lighting allowed.
LOGO / LOGOTYPE	Not permitted.
LETTER STYLE	Project font only.
COLORS	Blue, white and orange. <i>Exact finish details to vary.</i>

SIGN TYPE S17

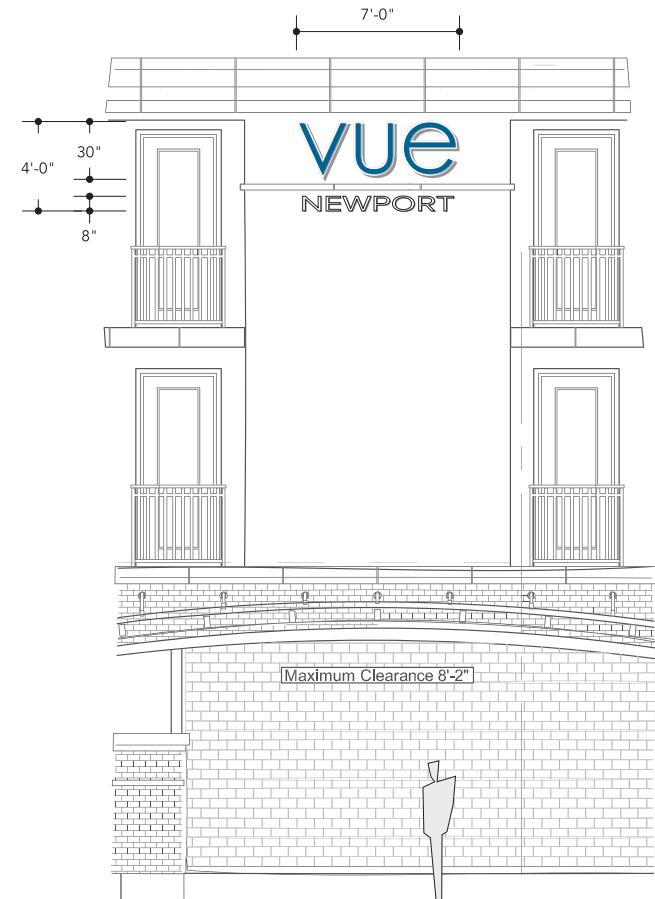
PARKING RATE SIGN
(INSIDE STRUCTURE)



PURPOSE	To identify the center.
MAXIMUM NUMBER	Two.
LOCATION	Locations as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Project name and or logo, two-lines of copy maximum.
MAX. SIGN AREA & SIZE	Width: 7'-0" Height: 4'-0" Sign Area: 28 sq. ft. Max
SIGN CONSTRUCTION	Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.
ILLUMINATION	Internally illuminated face-lit or exposed neon. Halo-lit letters are not permitted on or above the second floor. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Project logo only. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner.
COLORS	Logo colors must contrast building facade. <i>Exact finish details to vary.</i>

SIGN TYPE S18

MEDIUM PROJECT ID



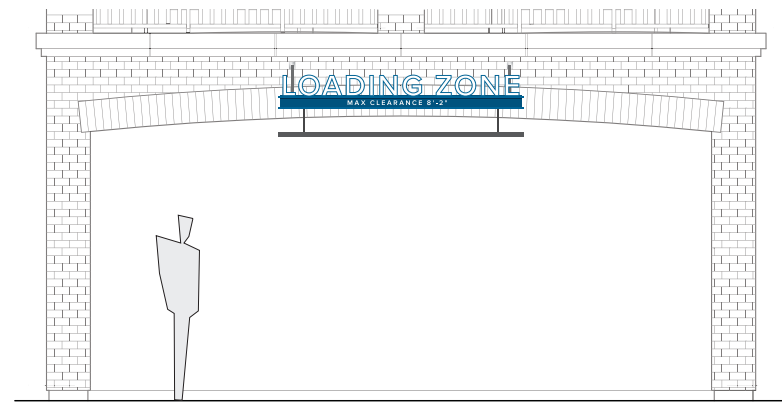
ELEVATION - TYPICAL

SCALE: 3/16" = 1'-0"

PURPOSE	To provide loading information to patrons.
MAXIMUM NUMBER	Five.
LOCATION	Location as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Loading information.
MAX. SIGN AREA & SIZE	Width: 7'-11" Height: 13" Sign Area: 9 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	None.
LOGO / LOGOTYPE	Not permitted.
LETTER STYLE	Project font only.
COLORS	Blue and white. <i>Exact finish details to vary.</i>

SIGN TYPE S19

LOADING ZONE



ELEVATION VIEW

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



DETAIL VIEW

SCALE: 3/4" = 1'-0"

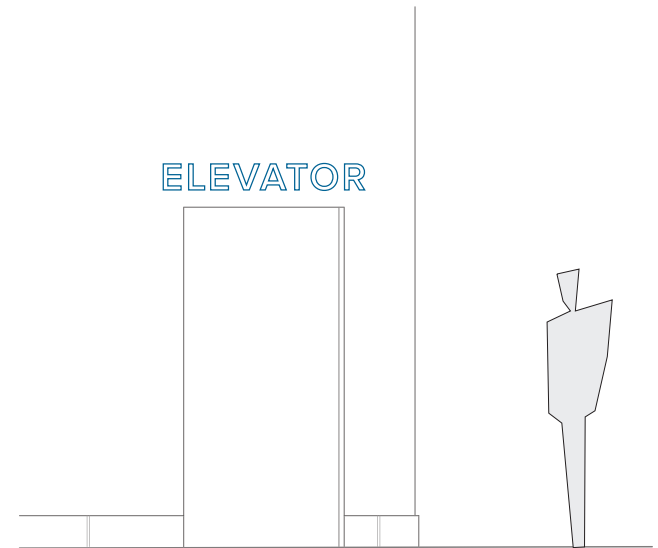
PURPOSE	To provide elevator location to patrons.
MAXIMUM NUMBER	Three.
LOCATION	Location as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	Elevator lettering.
MAX. SIGN AREA & SIZE	Width: 4'-4" Height: 7" Sign Area: 3 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	None.
LOGO / LOGOTYPE	Not permitted.
LETTER STYLE	Project font only.
COLORS	Blue and white. <i>Exact finish details to vary.</i>

SIGN TYPE S20

ELEVATOR SIGN



DETAIL VIEW
SCALE: 1" = 1'-0"

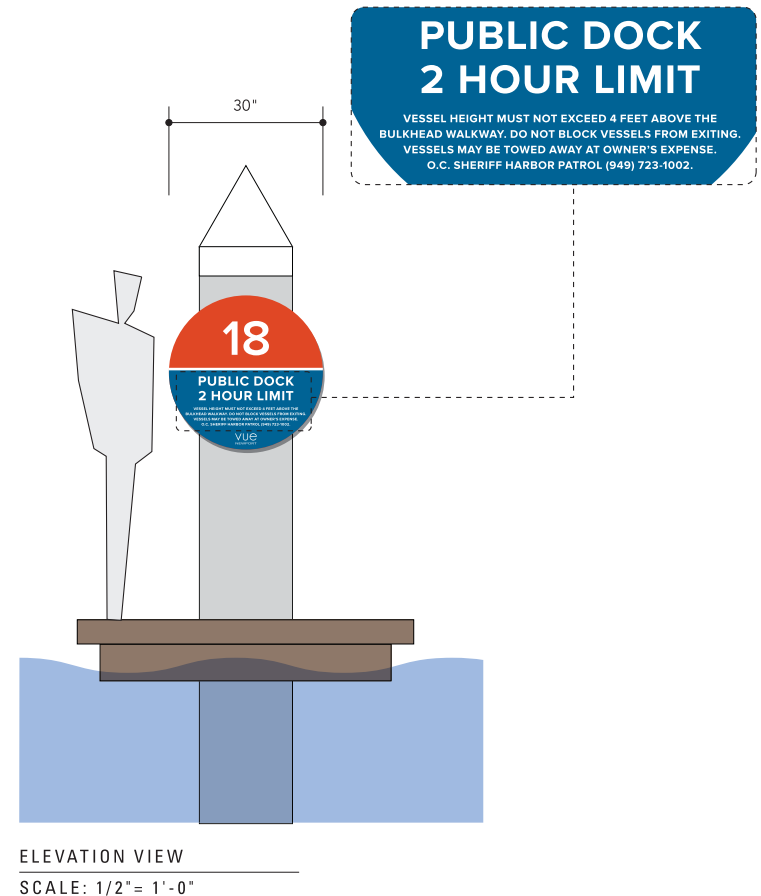


ELEVATION VIEW
SCALE: 3/8" = 1'-0"

PURPOSE	To provide docking information to visitors.
MAXIMUM NUMBER	7.
LOCATION	Locations as shown on site plan page 0.3.
ORIENTATION	S.21.1, (2) signs – 1 facing bayward (North), 1 facing landward (South). S21.2, (2) signs – 1 facing bayward (North), 1 facing landward (South). S21.3, (1) sign facing bayward (North). S21.4, (1) sign post mounted facing bayward (North). S21.5, (1) sign post mounted facing bayward (North).
SIGN COPY	Boat slip number and information copy.
MAX. SIGN AREA & SIZE	Width: 30" Height: 30" Sign Area: 6.25 sq. ft. Max
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals and UV coated.
ILLUMINATION	Not permitted.
LOGO / LOGOTYPE	Project logo only. Must be approved by the Property Owner.
LETTER STYLE	Project font only.
COLORS	Blue, white and orange. <i>Exact finish details to vary.</i>

SIGN TYPE S21

BOAT SLIP ID



PURPOSE	To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.
MAXIMUM NUMBER	One sign per tenant per frontage. An individual tenant shall have one sign per building-front elevation, however, multiple signs may be allowed in certain instances for larger tenants as indicated in the following exhibits, note that a single tenant may not have multiple signs on a single frontage.
LOCATION	Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	One business name and or logo per defined location, two-lines of copy maximum.
MAX. SIGN AREA & SIZE	Width: Varies per elevation (see pages 22.1-22.4) Height: 24" Sign Area: 1.5 times lineal foot of tenant frontage, 75 sq. ft. Max
SIGN CONSTRUCTION	Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.
ILLUMINATION	Internally illuminated. No exposed neon lighting is permitted. Halo-lit letters are not permitted on or above the second floor. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all black in color.
COLORS	Tenant logo colors must contrast building facade. <i>Exact finish details to vary.</i>

SIGN TYPE 0

OFFICE TENANT ID



ELEVATION - TYPICAL

SCALE: 3/16" = 1'-0"



BUILDING B - WEST ELEVATION
SCALE: 3/32" = 1'

SIGN TYPE 0 OFFICE TENANT ID ELEVATION

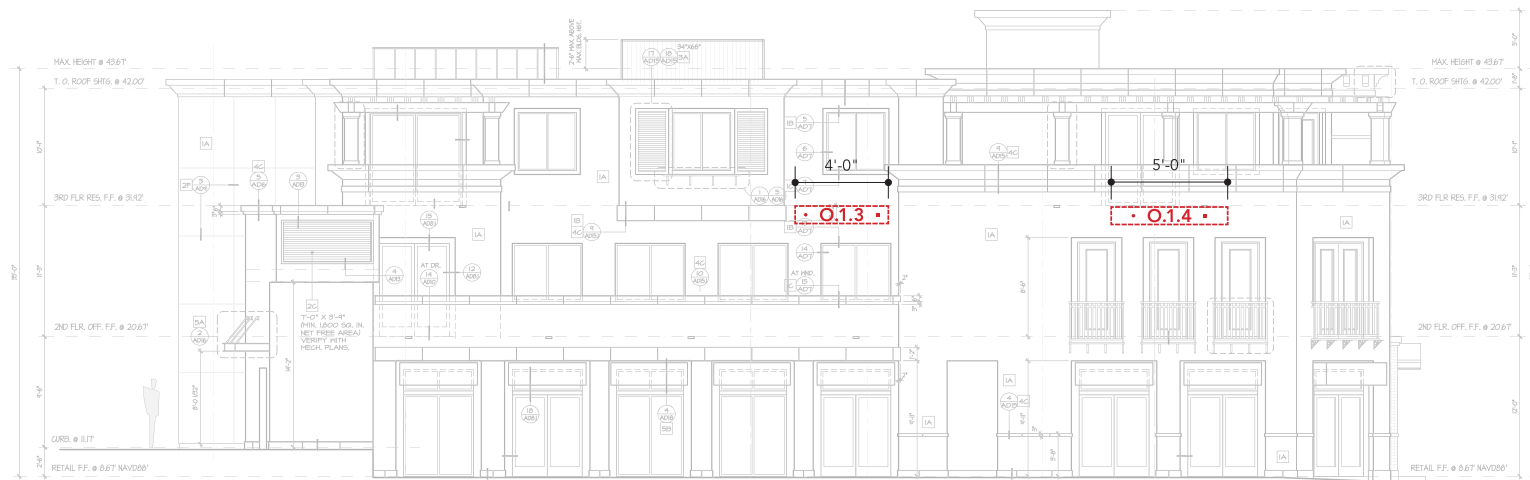


BUILDING B - EAST ELEVATION
SCALE: 3/32" = 1'

August 14, 2017

SIGN TYPE 0

OFFICE TENANT ID ELEVATION



BUILDING B - NORTH ELEVATION
SCALE: 3/32" = 1'

SIGN TYPE 0

OFFICE TENANT ID ELEVATION



SIGN TYPE 0

OFFICE TENANT ID ELEVATION



BUILDING H - WEST ELEVATION
SCALE: 3/32" = 1'



BUILDING H - EAST ELEVATION
SCALE: 3/32" = 1'

PURPOSE	To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.
MAXIMUM NUMBER	One sign per tenant per frontage. An individual tenant shall have one sign per building-front elevation, however, multiple signs may be allowed in certain instances for larger tenants as indicated in the following exhibits, note that a single tenant may not have multiple signs on a single frontage.
LOCATION	Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	One business name and or logo per defined location, two-lines of copy maximum.
MAX. SIGN AREA & SIZE	Width: Varies per elevation (see pages 23.1-23.10) Height: 24" Sign Area: 1.5 times lineal foot of tenant frontage, 75 sq. ft. Max
SIGN CONSTRUCTION	Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.
ILLUMINATION	Internally illuminated. No exposed neon lighting is permitted. Halo-lit letters are not permitted on or above the second floor. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all black in color.
COLORS	Tenant logo colors must contrast building facade. <i>Exact finish details to vary.</i>

SIGN TYPE R

RETAIL TENANT ID



ELEVATION - TYPICAL
SCALE: 3/16" = 1'-0"

SIGN TYPE R

RETAIL TENANT ID ELEVATION



BUILDING A - WEST ELEVATION A
SCALE: 3/32" = 1'



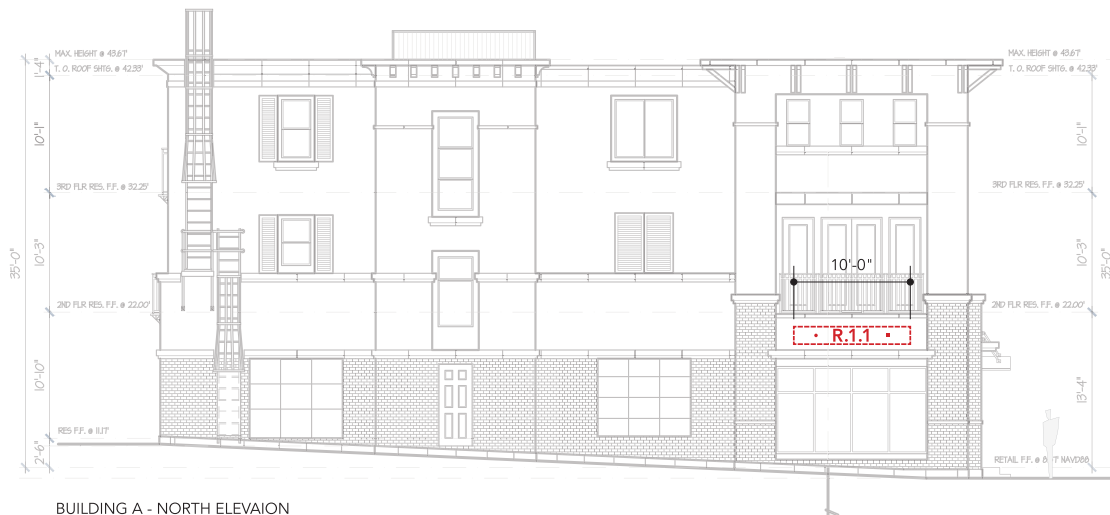
BUILDING A - WEST ELEVATION B
SCALE: 3/32" = 1'

SIGN TYPE R

RETAIL TENANT ID ELEVATION



BUILDING A - SOUTH ELEVATION
SCALE: 3/32" = 1'



BUILDING A - NORTH ELEVATION
SCALE: 3/32" = 1'

SIGN TYPE R

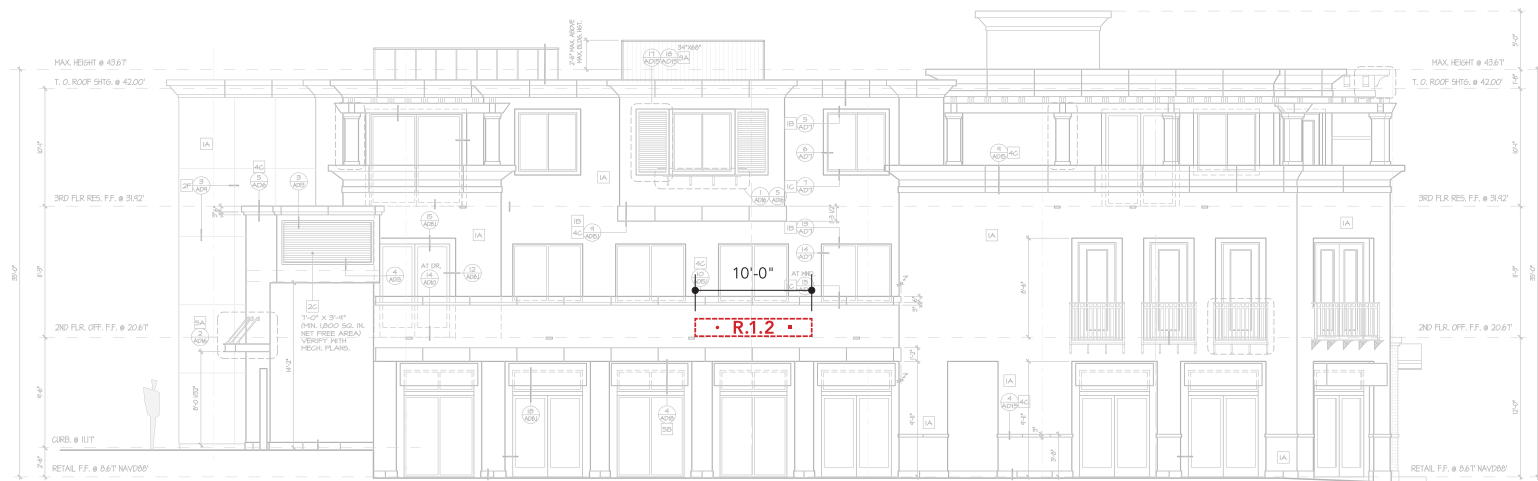
RETAIL TENANT ID ELEVATION



BUILDING B - WEST ELEVATION
SCALE: 3/32" = 1'

SIGN TYPE R

RETAIL TENANT ID ELEVATION



BUILDING B - NORTH ELEVATION
SCALE: 3/32" = 1'

SIGN TYPE R

RETAIL TENANT ID ELEVATION



BUILDING C - NORTH ELEVATION
SCALE: 3/32" = 1'

August 14, 2017

SIGN TYPE R

RETAIL TENANT ID ELEVATION



SIGN TYPE R

RETAIL TENANT ID ELEVATION



BUILDING D - EAST ELEVATION
SCALE: 3/32" = 1'



BUILDING G - EAST ELEVATION
SCALE: 3/32" = 1'

SIGN TYPE R

RETAIL TENANT ID ELEVATION



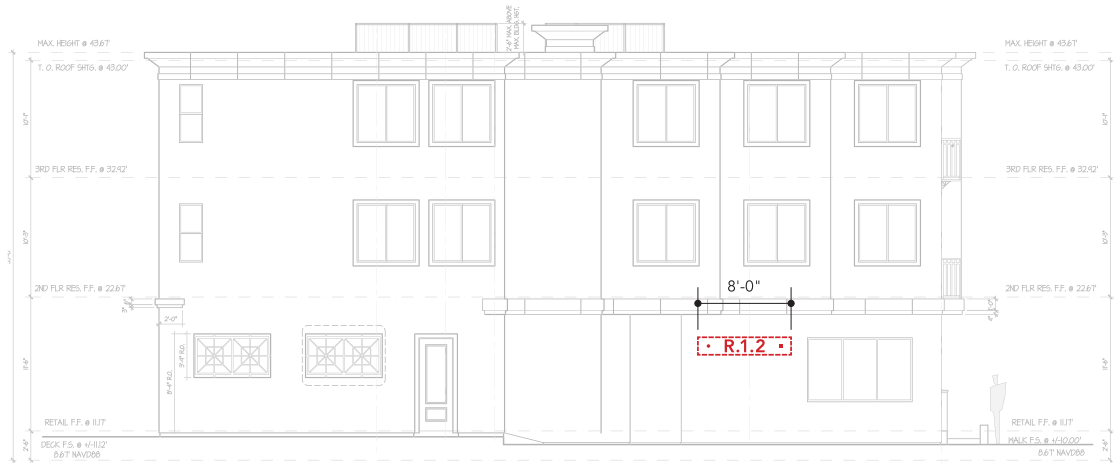
BUILDING E - EAST ELEVATION
SCALE: 3/32" = 1'

SIGN TYPE R

RETAIL TENANT ID ELEVATION



BUILDING F - EAST ELEVATION
SCALE: 3/32" = 1'



BUILDING F - SOUTH ELEVATION
SCALE: 3/32" = 1'

SIGN TYPE R

RETAIL TENANT ID ELEVATION



BUILDING H - EAST ELEVATION
SCALE: 3/32" = 1'



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

(949) 644-3200

www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Staff Approval No. SA2018-002 (PA2018-030)
Proznik Grade Determination

APPLICANT: Brandon Architects, Inc.

LOCATION: 208 Via Lido Nord

LEGAL DESCRIPTION Lot 858 of Tract No. 907

On **February 2, 2018**, the Community Development Director approved a staff approval for the establishment of an alternate grade pursuant to Newport Beach Municipal Code (NBMC) Subsections 20.30.050(C) and 21.30.050(C) (Grade Establishment by Director) at 208 Via Lido Nord. In this case, the Director established 11.00 feet (NAVD88) as the appropriate grade for measuring the height of accessory structures within the ten-foot front setback area adjacent to the water.

The property is located in the R-1 (Single-Unit Residential) Zoning District. It is also located in the coastal zone and is designated R-1 (Single-Unit Residential).

NBMC 20.30.050(C) and 21.30.050(C)

If the Director finds that the existing grade on the subject lot has been previously altered (e.g., contains retaining structures, property line walls, planters, or excavation/fill), or other conditions are present to the degree that the existing grade is not representative of the prevailing grades on adjoining lots and/or the general area and, therefore, is not appropriate for the purpose of establishing the grade of the subject lot, the Director may establish the grade that is reasonable and comparable with the grades of adjoining lots and that will not be detrimental or injurious to property and improvements on adjoining lots.

The Director's approval is based on review of the topography of the property and the adjoining properties (Attachment No. CD 3), as is relates to the following findings, and is subject to the following conditions.

Finding:

- A. *The existing grade on the subject lot has been previously altered (e.g., contains retaining structures, property line walls, planters, or excavation/fill), or other conditions are present to the degree that the existing grade is not representative of the prevailing*

grades on adjoining lots and/or the general area and, therefore, is not appropriate for the purpose of establishing the grade of the subject lot.

Facts in Support of Finding:

1. The Applicant is redeveloping the property with a new single-unit residence; however, the grades along the front setback area (waterfront) include depressed areas that are not representative of the prevailing grades on the two adjoining properties. This grade differential creates design constraints and unfairly restricts the heights of accessory structures below those of the neighboring properties.
2. The subject property is currently developed with a patio elevation of approximately 10.37 feet (NAVD88). This patio elevation is approximately 2 feet lower than the property to the east (210 Via Lido Nord; 12.34 feet [NAVD88]) and approximately 5 inches lower than the property to the west (206 Via Lido Nord; 10.85 feet [NAVD88]) and, therefore, not appropriate for the purposes of measuring height of the accessory structures.

Finding:

- B. The grade is reasonable and comparable with the grades of adjoining lots and will not be detrimental or injurious to property and improvements on adjoining lots.*

Fact in Support of Finding:

Allowing a higher grade of 11.00 feet (NAVD88), which is less than the average elevation of four corners of the front setback (11.45 feet [NAVD88]), would provide the property with a grade elevation that is compatible with those of the neighboring properties and equitable for the purposes of measuring heights of accessory structures within the front setback.

Finding:

- C. The project is exempt from environmental review under the requirements of the California Environmental Quality Act Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures).*

Fact in Support of Finding:

Class 3 exempts the demolition and construction of limited numbers of new, small facilities or structures including one single-family residence in a residential zone. The proposed project consists of the demolition of one single-family residence and the construction of a new 2,366-square-foot single-family residence and attached 715-square-foot three-car garage within the R-1 District. The subject grade determination is consistent with this exemption, as it is related to the construction of the residence.

CONDITIONS

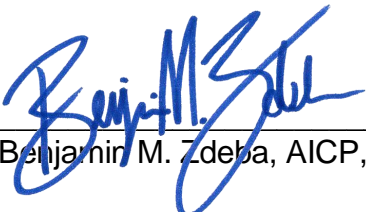
1. The grade for the purposes of measuring height of accessory structures authorized by this determination shall be based on existing grade prior to construction or alternate grade of 11.00 feet (NAVD88) whichever is greater.
2. A copy of this action letter, including the findings and conditions, shall be copied onto the building plans.
3. 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 Proznik Grade Determination including, but not limited to the SA2018-002 (PA2018-030). 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 Seimone Jurjis, P.E., C.B.O., Community Development Director

By:


Benjamin M. Zdeba, AICP, Associate Planner

JM/bmz

Attachments: CD 1 Vicinity Map
CD 2 Applicant's Request and Justification
CD 3 Grading Plan

Attachment No. CD 1

Vicinity Map



Newport
Beach
GIS



0 100 200
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

2/2/2018

Attachment No. CD 2

Applicant's Request and Justification



BRANDON ARCHITECTS

To: Planning Department
City of Newport Beach
Planning Department
100 Civic Center Drive
Newport Beach, CA 92658
T: 949.644.3200

From: Ryan McDaniel, AIA
CC: Jeff Van Voorhis
Brandon Architects, Inc.
151 Kalmus Dr.
Suite G-1
Costa Mesa, CA 92626
T: 714.754.4040

Date: 10.28.2017

RE: 208 Via Lido Nord – Grade Determination

To Whom It May Concern,

Thank you for taking the time to review the attached exhibits along with the information below in determining the grade for the subject property at 208 Via Lido Nord.

Under section 20.30.050 of the current zoning code the preferred method for establishing a grade is to average the lot using four points within the buildable area. We propose to use this approach for grade plane of the home.

For the subject of this review, the lot at 208 Via Lido Nord is looking to use the neighboring properties existing F.S., located at 206 and 208 Via Lido Nord, as a basis for our deck level. Based on both of the neighbor lots, they are around 10'. Please see APEX Land Surveying Inc., survey dated 10/23/2017. We are proposing to take the average of the two adjacent neighboring properties in determining the proposed new deck level.

In an effort to better explain the conditions of the site and the proposed method to establishing grade please review the attached exhibits.

Thank you for your time and please do not hesitate to call if you have any questions.

Best Regards,
Ryan McDaniel, AIA

LEGEND

— BLOCK WALL

AC — ASPHALT PAVEMENT

CL — CENTERLINE

EG — EDGE OF GUTTER

FF — FINISHED FLOOR

FFG — FINISHED FLOOR GARAGE

FL — FLOWLINE

FS — FINISHED SURFACE

GM — GAS METER

TB — TOP OF BULKHEAD

TC — TOP OF CURB

TD — TOP OF DOCK

TF — TOP OF FENCE

TOB — TOP OF BEAM

TW — TOP OF WALL

WM — WATER METER

() — EXISTING ELEVATION

○ — SEARCHED, FOUND NOTHING, SET NOTHING

T.B.M. — TEMPORARY BENCHMARK SET ON A GAS METER (GM) ELEVATION = 12.03 FEET

— CONCRETE SURFACE

LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

LOT 858 OF TRACT NO. 907, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 25 THROUGH 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

EASEMENT NOTES

A 4' EASEMENT GRANTED TO THE CITY OF NEWPORT BEACH FOR PUBLIC UTILITIES PURPOSES AS SHOWN ON TRACT NO. 907, M.M. 28/25-36.

BENCHMARK INFORMATION

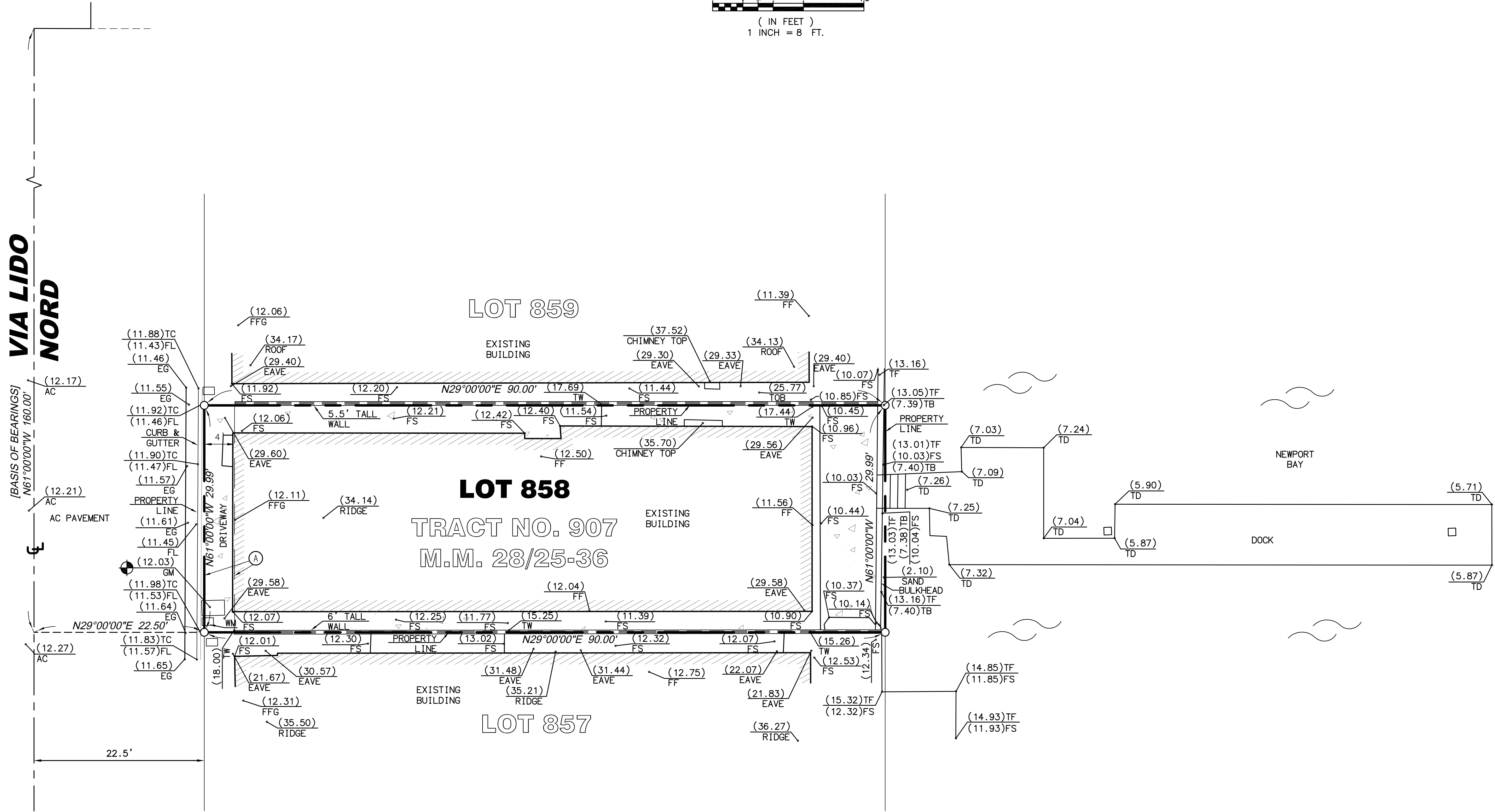
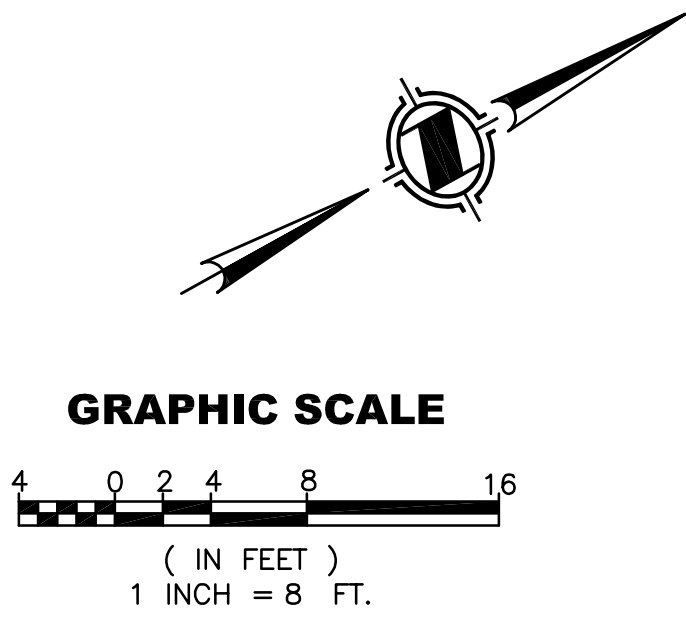
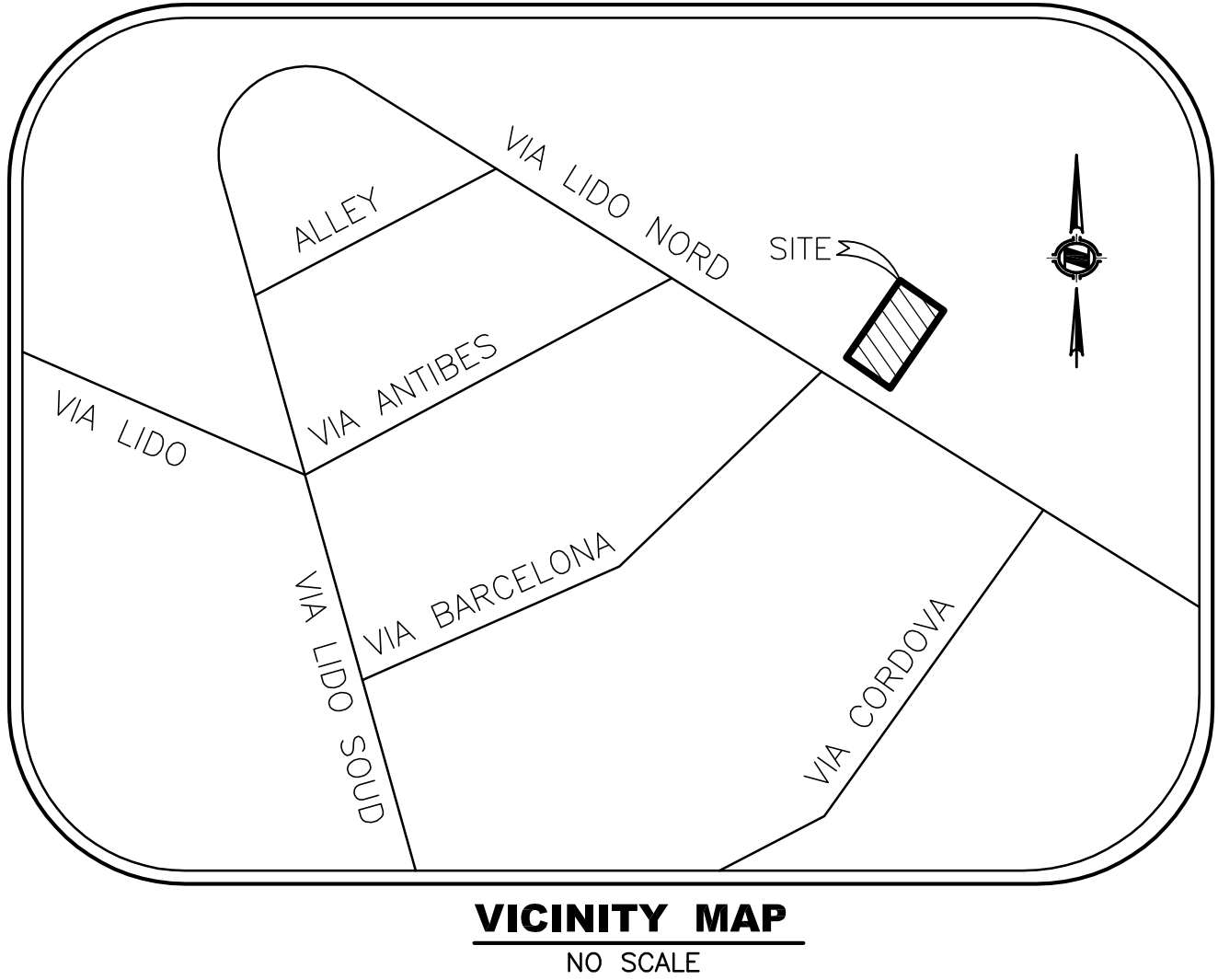
BENCHMARK NO: NB3-17-77

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "NB3-1777", SET IN THE TOP OF A CONCRETE BRIDGE ABUTMENT. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF VIA LIDO AND THE WEST LIDO CHANNEL, 22.3 FT. SOUTHERLY OF THE CENTERLINE OF VIA LIDO AND 0.35 MILES SOUTHEASTERLY OF NEWPORT BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 24.503 FEET (NAVD88), YEAR LEVELED 2015

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF VIA LIDO NORD HAVING A BEARING OF N61°00'00"W PER TRACT NO. 907, M.M. 28/25-36.



SURVEYOR'S NOTES

SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.

PLEASE CALL PAUL CRAFT @ 714-488-5006 TO SCHEDULE.



PAUL D. CRAFT, P.L.S. 8516
LICENSE RENEWAL DATE 12/31/18

DATE

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

PROJECT SURVEYOR

DATE 1/13/2018

SCALE 1" = 8'

DRAWN J. A. H.

CHECKED P. D. C.

TOPOGRAPHIC SURVEY

208 VIA LIDO NORD

NEWPORT BEACH, CA 92663

APN: 423-144-03

APEX LAND SURVEYING, INC.

HUNTINGTON BEACH, CALIFORNIA 92646

PHONE: (714) 488-5006 FAX: (714) 333-4440

APEXLSINC@GMAIL.COM

NO.	DESCRIPTION	DATE	APP'D





Attachment No. CD 3

Grading Plan

