



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION
FROM: Seimone Jurjjs, Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator, Hearing Officer, and/or Planning Division staff for the week ending August 31, 2018.

**HEARING OFFICER ACTIONS
AUGUST 27, 2018**

Item 1: Rooten Golf Cart Parking Reasonable Accommodation RA2018-002 (PA2018-071)
Site Address: 1411 North Bay Front

Action: Denied by Resolution No. HO2018-002 Council District 5

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

Item 1: Comprehensive Sign Program No. CS2018-003 (PA2018-123)
Site Address: 6208 West Coast Highway and 213 Prospect Street

Action: Approved Council District 2

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.

RESOLUTION NO. HO2018-002

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF NEWPORT BEACH DENYING REASONABLE ACCOMMODATION NO. RA2018-002 FOR THE PROPERTY LOCATED AT 1411 NORTH BAY FRONT (PA2018-071)

THE HEARING OFFICER OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Don Rooten and Joan Rooten (Applicant), requesting approval of a reasonable accommodation, with respect to property located at 1411 North Bay Front, Newport Beach, California and legally described as Lot 21 and the Easterly Half of Lot 20, Block 14, Section 4 Balboa Island, Tract 102 ("Property").
2. The Applicant has submitted a reasonable accommodation application requesting relief from Newport Beach Municipal Code ("NBMC") Section 20.40.090 (Parking Standards for Residential Uses) and Section 21.30.110 (Setback Regulations and Exceptions) to allow the parking/storage of a golf cart within the rear setback abutting an alley. The golf cart storage is requested to provide access and transportation for an individual with a disability living in a residence with legal nonconforming parking. There are no physical alterations or additions proposed to the existing residence or garage as a part of the application.
3. The subject property is designated Two-Unit Residential ("RT") by the General Plan Land Use Element and is located within the Balboa Island ("R-BI") Zoning District.
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Two Unit Residential ("RT-E") and it is located within the Balboa Island ("R-BI") Coastal Zoning District.
5. The project is exempt from the requirements of a coastal development permit pursuant to NBMC Subsection 21.52.035.C because the project would not result in any improvement to the structure that results in changes in floor area exceeding 10 percent of the existing floor area or 10 percent of the existing height, parking demand, or change the general level of activity within the neighborhood.
6. A public hearing was held on July 17, 2018 in the Newport Beach Conference Room (Bay B – 1st Floor) located at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the hearing was given in accordance with the NBMC. Evidence, both written and oral, was presented to, and considered by, the Hearing Officer at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. Pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, projects which a public agency rejects or disapproves are not subject to CEQA review.

SECTION 3. REQUIRED FINDINGS.

In accordance with Subsection 20.52.070.D.2 of the Newport Beach Municipal Code, required findings must be made in order to approve the reasonable accommodation. In this case, the Hearing Officer was unable to make the required findings based upon the following:

The documentation from applicant's physicians, and the evidence and testimony presented at the hearing, do not sufficiently support a finding that appellant has a disability protected under the Fair Housing Laws in that the severity of applicant's condition limiting him to walking only short distances does not substantially effect applicant's equal access to a dwelling in the context of state and federal Fair Housing Laws.

The requested accommodation to park a golf cart in the rear yard setback so as to access neighborhood stores and services is not necessary to provide applicant an equal opportunity to use and enjoy his dwelling in that access to stores and services is not within the class of protections intended by Fair Housing Laws, and applicant has other alternatives for accessing neighborhood stores and services such as his family vehicle.

An extended abatement period for compliance with existing setback requirements is warranted in the interests of justice in that golf carts are common in the area, with parking enforcement for them somewhat relaxed, and it would be unfair to penalize this applicant for requesting permission to legally do what many others seem to be illegally doing.

SECTION 4. DECISION.

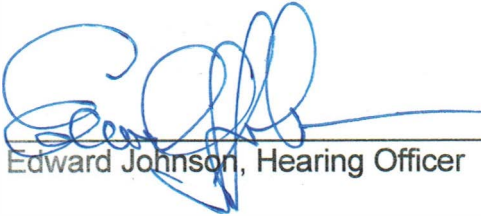
NOW, THEREFORE, BE IT RESOLVED:

1. The Hearing Officer of the City of Newport Beach hereby DENIES Reasonable Accommodation No. RA2018-002, subject to the ORDERS set forth in Item 2 below.
2. The Hearing Officer ORDERS that Mr. Rooten is granted an extended abatement period for compliance with existing setback requirements, to commence with the effective date of this DECISION AND ORDER and to continue for a period of six months. During that abatement period, enforcement of the parking restriction in the rear setback for Mr. Rooten's golf cart, pursuant to Chapter 1.04 (Code Enforcement), Chapter 20.68 (Zoning Code Administration Enforcement), or other enforcement

provision, is stayed. Between now and the termination of the abatement period, Mr. Rooten shall find another alternative to address his issues and the concerns of the neighbors, as identified in this DECISION AND ORDER. No extensions of time shall be permitted. Any abuse of this stay, such as noise violations or other adverse impacts associated with the golf cart parking, shall be referred to the Hearing Officer, pursuant to section 1.05.070.C.4, for compliance purposes only. All costs for any such review shall be apportioned among parties not prevailing on any Hearing Officer review. This ORDER for an extended abatement period applies only to Mr. Rooten and does not run with the land. Further, this ORDER applies only to the specific golf cart that is the subject of this application. Should Mr. Rooten move from the premises or dispose of this specific golf cart, this extended abatement period shall immediately terminate.

3. This action shall become final and effective fourteen days following the date this Resolution was adopted unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of NBMC Title 20 Planning and Zoning and NBMC Title 21 Local Coastal Program Implementation Plan.

PASSED, APPROVED, AND ADOPTED THIS 27th DAY OF AUGUST, 2018.



Edward Johnson, Hearing Officer



**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 No. **Comprehensive Sign Program No. CS2018-003 (PA2018-123)**
Applicant **David Beach**
Site Location **6208 West Coast Highway and 213 Prospect Street**
 Hotel Solarena Comprehensive Sign Program
Legal Description

On **August 30, 2018**, the Zoning Administrator approved Comprehensive Sign Program No. CS2018-003 for a Hotel Solarena, an existing hotel undergoing renovations. This approval is in accordance to the provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code. The intent is to integrate all of the hotel's signage with the overall site design.

A comprehensive sign program is required whenever three or more signs are proposed for a single-tenant development. In this case, a total of six signs (five at the hotel and one at the off-site parking lot) are proposed, including a request to allow the following deviations from the Zoning Code:

1. The installation of one pylon sign on West Coast Highway. The sign meets the size limitations of the Zoning Code with a maximum height of 18-feet, 9-inches. The Zoning Code requires that the pylon signs be located on sites that have buildings setback a minimum of 40 feet from the property line. The Comprehensive Sign program allows deviation from location requirements and allows the pylon sign for the hotel site.
2. The installation of three wall signs on the existing hotel at 6208 West Coast Highway:
 - a. One primary wall sign located on the upper level wall facing Prospect Street with a maximum area of 87 square feet. The Zoning Code allows a maximum area of 75 square feet. This is a 16 percent increase in sign area, which is allowed by a Comprehensive Sign Program. This sign is referenced as the sign on Frontage D in the Matrix (Attachment No. ZA 2) and the Project Plans (Attachment No. ZA 3).
 - b. A secondary wall sign located on the upper level wall of the southerly side of the hotel with a maximum sign area of 48.75 square feet. The Zoning code allows secondary signs to be 50 percent (48.75 square feet) of the maximum

allowed for the primary sign. This sign is referenced as the sign on Frontage B in the Matrix (Attachment No. ZA 2) and the Project Plans (Attachment No. ZA 3).

- c. A secondary wall sign located on the rear upper wall of the easterly rear side of the hotel facing Parking Lot/Newport Shores Drive. This sign is the logo for Hotel Solarena and measures 48 inches wide by 43 inches tall. The Zoning Code allows a maximum height of 36 inches for letters and logos. This is a 20 percent increase in logo height, which is allowed by a Comprehensive Sign Program. This sign is referenced as the wall sign on Frontage C in the Matrix (Attachment No. ZA 2) and the Project Plans (Attachment No. ZA 3).
3. Allowing deviation from the Zoning Code for the wall signs on Frontages B and D to be located outside of the middle 50 percent of the building frontage.
 4. The installation of a pedestrian and a vehicle oriented sign:
 - a. An identification sign on the existing off-site parking lot entry column at 213 Prospect Street. This sign is a maximum of six-square-feet.
 - b. A raceway sign above the entry to the hotel from the on-site parking lot facing Newport Shores Drive. The sign is referenced as the vehicle oriented signs on Frontage E. This sign is a maximum of 7-square-feet.

The subject properties are located in the Commercial Visitor-Serving (CV) Zoning District, are designated Visitor Serving Commercial (CV) within the Land Use Element of the General Plan, and are designated Commercial Visitor-Serving (CV) and Visitor Serving Commercial (0.0 – 0.75) within the Coastal Land Use Plan. The Comprehensive Sign Program for the hotel and the replacement of existing signs is exempt from a coastal development permit requirements pursuant to the City's certified Local Coastal Program, Municipal Code Section 21.52.035 (C)(2).

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

FINDINGS AND STANDARDS FOR APPROVED SIGNS

- A. *The project is exempt from environmental review under the requirements of the California Environmental Quality Act pursuant to Section 15311, Class 11 (Accessory Structures).*

Facts in Support of Finding:

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

Standard:

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

Facts in Support of Standard:

1. The purpose of a comprehensive sign program is to integrate all of a project's signs. A comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs in order to provide incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of Chapter 20.42.
2. The proposed Comprehensive Sign Program complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards) because it provides the hotel property with adequate identification while guarding against excessive proliferation of signage. 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. 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 City residents and visitors.
3. The Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines because the proposed signs are designed to be compatible with the building design in terms of scale, size, and materials. The proposed signs are designed to effectively communicate a commercial message without creating sign clutter. This approval integrates all of the signs for the hotel while meeting the purpose and intent of Chapter 20.42 by providing adequate and appropriate site identification similar in design style. Flexibility is allowed regarding location of the pylon sign on a site that does not meet the structure setback for this sign, but necessitates a pylon sign for visibility on West Coast Highway. Flexibility is also allowed for the size of the signs. The Comprehensive Sign Program is allowed to increase the size of the signs a maximum thirty percent in area above that allowed by the Zoning and a maximum height of twenty percent above that allowed by the Zoning Code. The placement and size of the signs do not dominate, but rather are consistent with the proportions of the façades and street frontages on which they are located.
4. 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 recent building façade improvements. All signs must be

substantially compatible with the approved plans (Attachment No. ZA 3), which reflect the improvements.

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 where applicable.*

Facts in Support of Standard:

1. The number and location of signs will not contribute to an overabundance of signage that will have a detrimental effect on the neighborhood. The 4-story hotel is on a parcel that is 75 feet by 150 feet and requires the additional signage is necessary to adequately identify the hotel to motorists and pedestrians.
2. All proposed signage will be in harmony with the character and architectural style of the building. The placement and size of the wall signs are complementary to the building's large fascia and will comply with the limitations in the Sign Matrix included in Exhibit B. Additionally, the larger properties accommodate additional and larger signage without creating an impact to the surrounding neighborhood.
3. The primary wall sign has a maximum area of 87 square feet. The secondary wall signs have a maximum area of 48.75. The wall signs have maximum letter and logo heights of 43 inches. The pylon sign is a maximum 18-feet, 9-inches tall and 75 square feet. These standards are consistent with the allowances of the Zoning Code for a Comprehensive Sign Program.
4. The proposed freestanding pylon sign is not located near a driveway or intersection. The location of the pylon sign has been reviewed by the City Traffic Engineer to confirm that it will not interfere with sight distance from any street, driveway, or parking areas.
5. The pylon sign will not obstruct public views from adjacent roadways because there are no public views through or across the subject property.

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 developed to be effective for hotel use. The additional signage and increased sizes permitted would allow flexibility for future changes in occupants of the large sites. The Comprehensive Sign Program establishes allowed type, number, location, and area of signage with flexibility to accommodate any existing and future tenant.
2. It is not anticipated that future revisions to the Comprehensive Sign Program will be necessary to accommodate changes in occupants or owners. However, the Community Development Director may approve minor revisions to the Comprehensive Sign Program if the intent of the original approval is not affected.
3. Consistent with Chapter 20.42, the Community Development Director (or his/her designee) may approve minor revisions to the Sign Program if the intent of the original approval is not affected.

Standard:

- 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 number, location and larger signs than the standard Zoning Code limitations in order to increase the visibility of the signs and allow signage that is proportionately scaled to the building fascia. 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 improved facades of the buildings onsite.
2. There is a reasonable need for the pylon sign to be located along West Coast Highway. Historically, there was a pylon sign for the previous hotel (Best Western)

that became nonconforming to the current Zoning Code due to its size, design, location and lighting. The proposed pylon sign will meet all of the Zoning Code requirements except for the location of the sign. The Zoning Code requires that pylon signs be located on properties with buildings that provide a minimum setback of 40 feet from the front property line. The subject hotel site is unique in that its frontage is on West Coast Highway but does not actually have a vehicle entrance from West Coast Highway. This makes visibility of the site difficult from the fast moving West Coast Highway. Additionally, there are no wall signs proposed on the West Coast Highway side of the hotel due to the fact they would not be visible to motorists or pedestrians. A lower monument sign would not provide the visibility from West Coast Highway. Although, the old pylon sign was nonconforming, there is no history of issues related to the location of this sign. The City Traffic Engineer has reviewed the location of the pylon sign.

3. There is reasonable need for the larger sign areas and sign heights due to the large hotel structure. The Comprehensive Sign Program allows for the increase in area (maximum 30 percent) and height (20 percent) to meet the needs of larger developments that require additional visibility such as the hotel. The proposed walls signs are well under the maximum allowed square footages and maintain scale with the hotel structure.
4. Wall signs on Frontages B and D will be located outside the middle 50 percent of the frontages to allow placement where the architectural design of the building suggests. Proposed signs employ a consistent sign pattern in location and are designed to fit with the overall scale of the building and its orientation to the adjacent rights-of-way.

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

CONDITIONS

1. All proposed signs shall be in substantial conformance with the approved plans, Comprehensive Sign Program Matrix, and provisions of Chapter 20.42 of the Newport Beach Municipal Code, unless otherwise indicated in the following conditions.
2. Anything not specifically approved by this Comprehensive Sign Program is prohibited.
3. A building permit and/or sign permit shall be obtained prior to the installation 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. The pylon sign shall maintain the line of sight and shall be designed in accordance to STD-110-L.
6. Illuminated signs shall be regulated in accordance with the provisions of Section 20.42.070 of the Newport Beach Municipal Code. If, in the opinion of the Community Development Director, existing illumination creates an unacceptable negative impact on 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.
7. Signs shall be maintained in a clean and orderly condition.
8. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Division, so long as the sign size, copy configuration, and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of signs shall be exercised as necessary. Revisions that would substantially deviate from the original approval shall require approval of a new or revised comprehensive sign program by the Zoning Administrator.
9. The Zoning Administrator may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.
10. This approval shall expire and become void unless exercised within 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.

11. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of The Hotel Solarena Comprehensive Sign Program including, but not limited to, Comprehensive Sign Program No. CS2018-003 (PA2018-123). 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:



Melinda Whelan
Assistant Planner

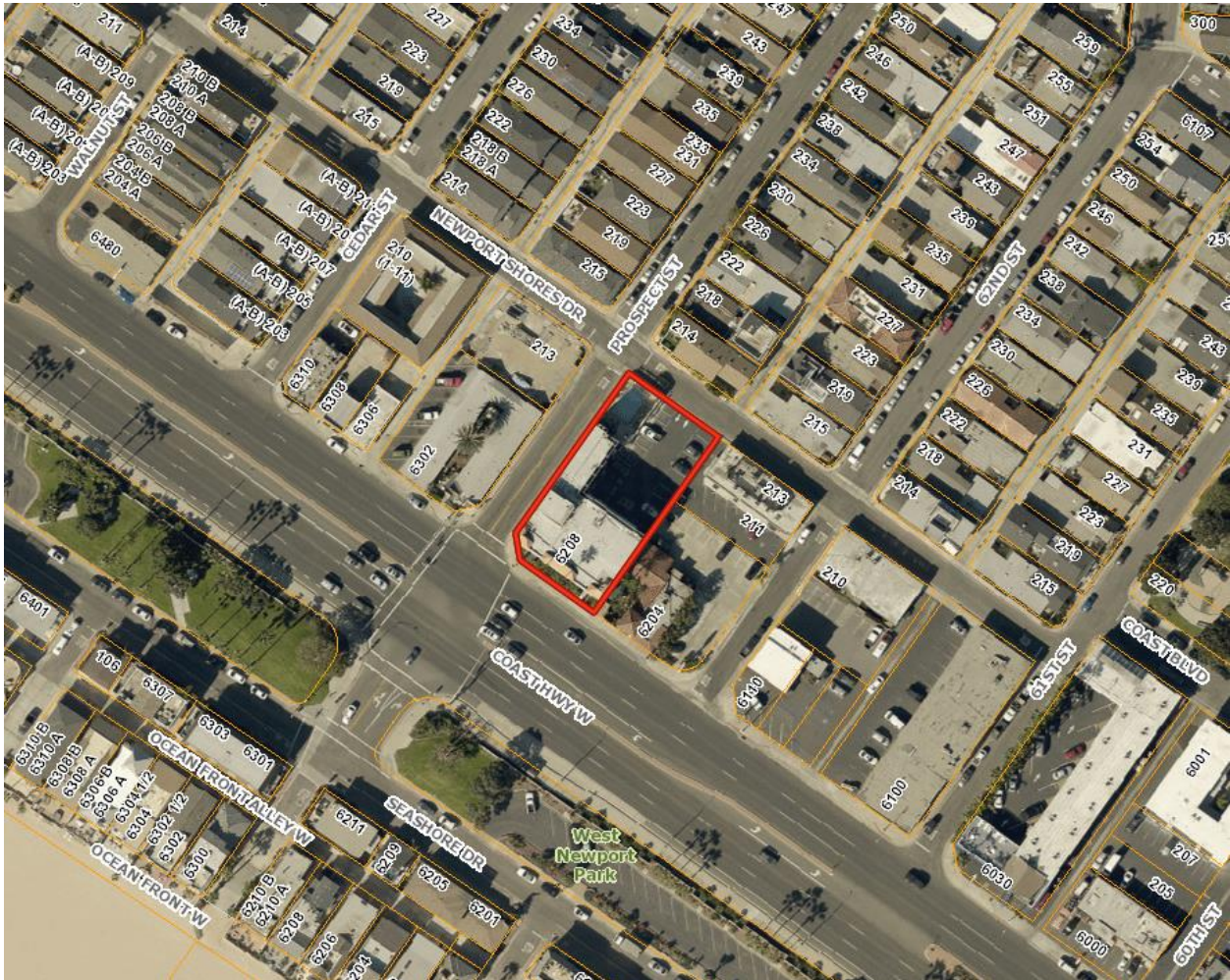
JM/msw

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

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. CS2018-003

PA2018-123

6208 West Coast Highway

Attachment No. ZA 2

Comprehensive Sign Program Matrix



Comprehensive Sign Program Matrix Worksheet

Community Development Department
 Planning Division
 100 Civic Center Drive / P.O. Box 1768 / Newport Beach, CA 92658-8915
 949-644-3204
www.newportbeachca.gov

- Frontages:
- A. West Coast Highway
 - B. South Wall of Hotel
 - C. Parking Lot/Newport Shores Drive
 - D. Prospect Street
 - E. 213 Prospect Street Parking Lot

Site and Suite No. or Building Address Assign as necessary	Primary Frontage Size limitations where applicable	Secondary Frontage Size limitations, where applicable
Pylon Sign West Coast Highway	Frontage A Pylon Sign: Maximum height: 19 feet Maximum Area: 75 square feet Minimum Letter/Number Size: 6 inches	
Wall Signs	Frontage D Wall Sign Maximum Letter/Logo Height: 43 inches Maximum Sign Area: 87 square feet	Frontage B Wall Sign Maximum Letter/Logo Height: 43 inches Maximum Sign Area: 48.75 square feet Frontage C Wall Sign Maximum Letter/Logo Height: 43 inches Maximum Sign Area:
Raceway Entry Sign		Frontage C Entry Sign Maximum Letter/Logo Height: 43 inches Maximum Sign Area: 8 square feet
Vehicle Oriented Signs		Frontage E: Maximum Letter/Logo Height: 43 inches Maximum Sign Area: 6 square feet
Vehicle Oriented Directional and Fire Lane Signs	As required and approved by the Public Works Department and Fire Department	As required and approved by the Public Works Department and Fire Department

Attachment No. ZA 3

Project Plans



HOTEL SOLARENA - NEWPORT BEACH

EXTERIOR CHANNEL FACE-LIT LOGO/LETTERS & LIGHTBOX - MONUMENT SIGN
PARKING LOT SIGN - REAR ENTRANCE SIGN - CHANNEL LOGO

SIGN PROGRAM - #37297

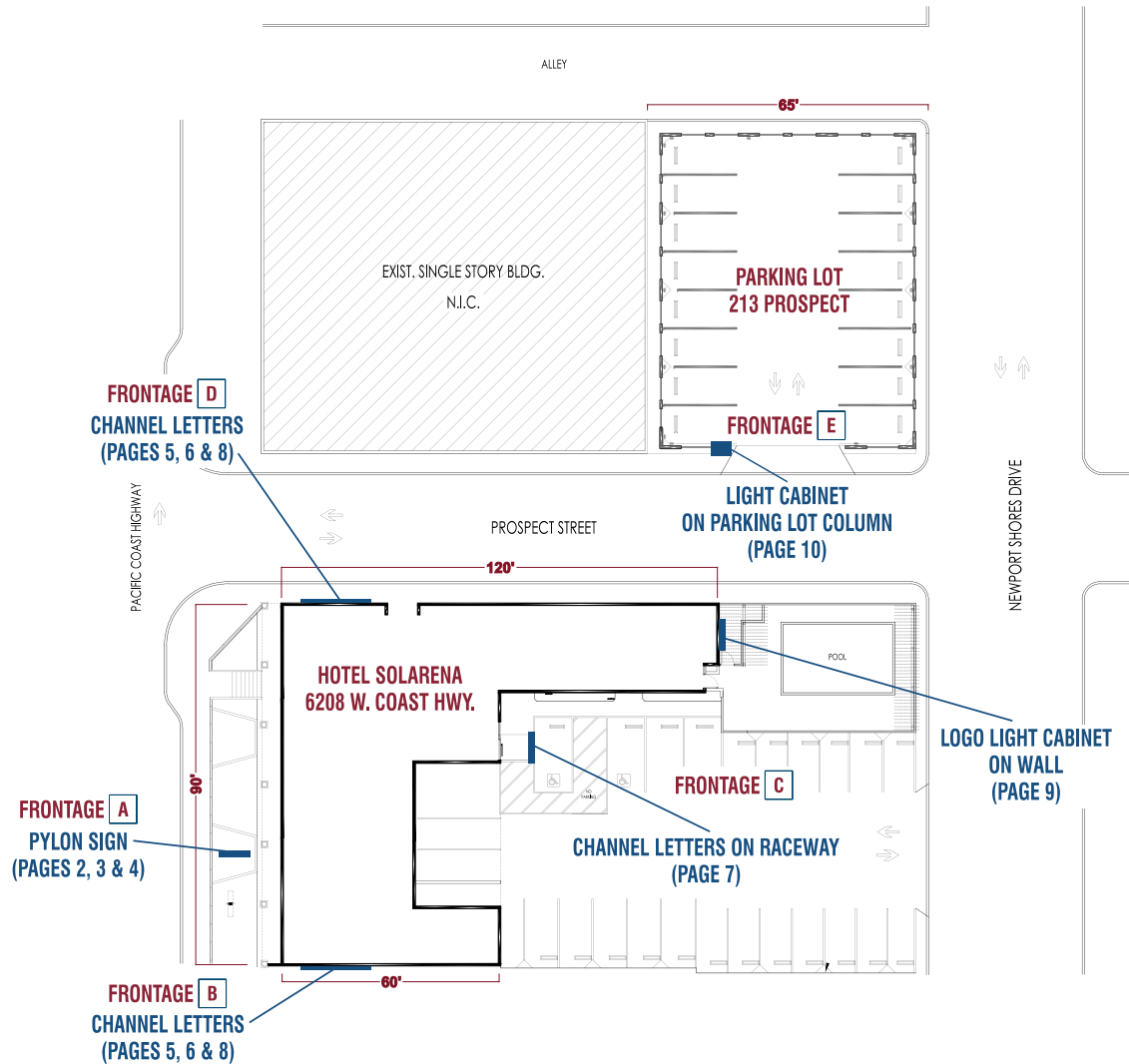
- 6208 W. Coast Hwy., Newport Beach, CA 92663 •

rev. August 30, 2018

Prepared by:



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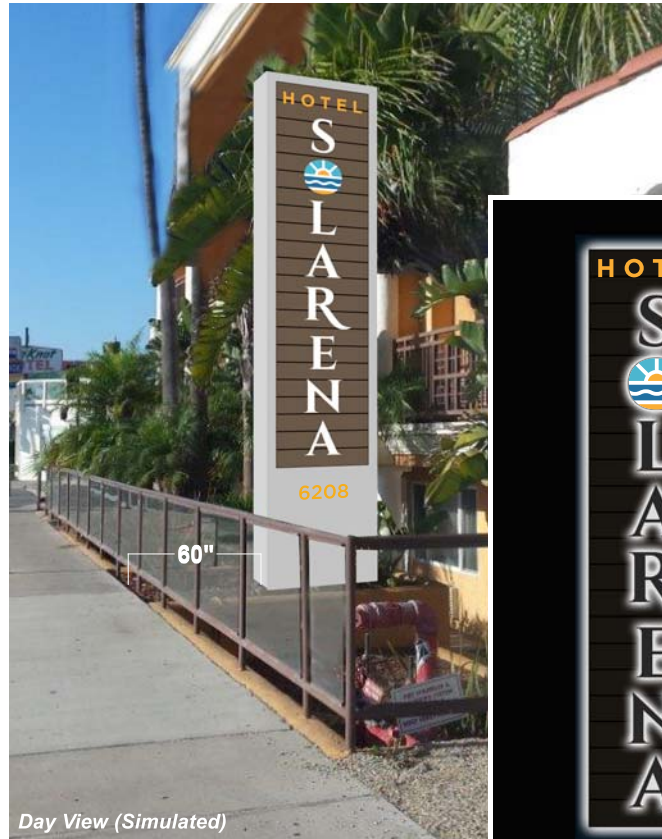




HOTEL SOLARENA - NEWPORT BEACH

EXTERIOR CHANNEL FACE-LIT LOGO/LETTERS & LIGHTBOX - PYLON SIGN
PARKING LOT SIGN - REAR ENTRANCE SIGN - CHANNEL LOGO

SIGN FRONTAGE **A**



Day View (Simulated)



Night View (Simulated)

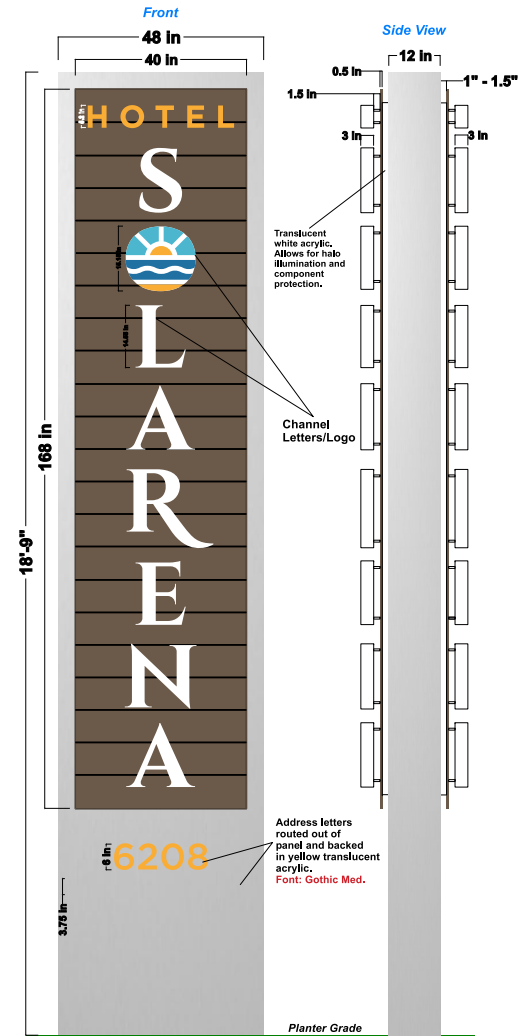
2 ELEVATION - PYLON SIGN

37297 - Hotel Solarena - Newport Beach - Angelica Rivera
- 6208 W. Coast Hwy., Newport Beach, CA 92663

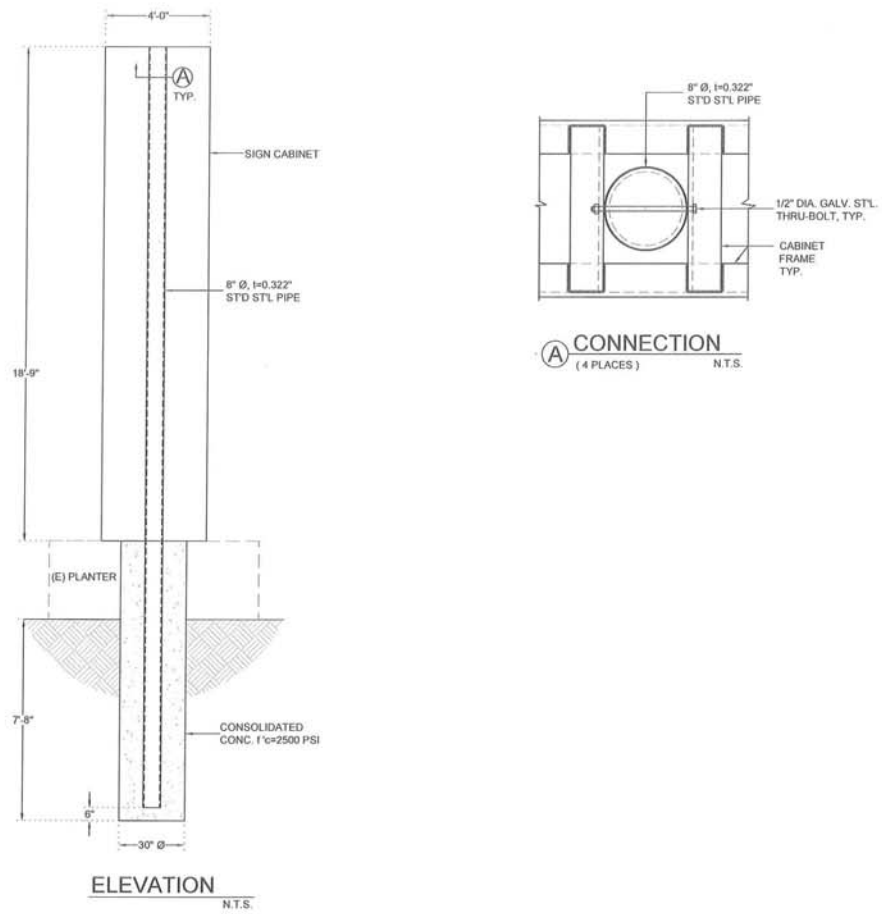
SIGN FRONTAGE **A**

New Pylon Sign - 2-sided - Concept Design

18'-9" h x 48" w x 12" d aluminum sign base painted Matthews Brushed Aluminum. Letters/logo panel: 168" h x 40" w x 1/2" thick aluminum frame with wooden horizontal slats. Returns and retainer of frame painted to match brown of wood face. 3" d aluminum halo-lit channel letters logo mounted 1.5" off of wood panel. Letters faces and returns painted white. Logo will be face and halo-lit will digitally printed translucent vinyl applied to face, white trimcap, return painted white. Returns of 1.5" halo "box", behind wood panel, will be translucent white acrylic and will also serve to protect components (see side view below). Address number will route out of sign base and be backed in yellow translucent acrylic on the inside of cabinet "HOTEL" letters will be routed out of wood panel and backed in yellow acrylic. All lighting will be white LEDs. (Font: Gothic Med.) Sign will install in to existing planter at grade and 60" back from sidewalk edge.
75 sqft.



SIGN FRONTAGE A



Sign Design Based on 2016 CBC	
Job #	JTS_88918
Project	Hotel Solarena - Monument
Job Location	6208 West Coast Hwy Newport Beach, CA
INPUT DATA	
Exposure category (B, C or D)	C
Risk Category	= II
Nominal Design Wind Speed	$V_{ult} = 110$ mph
Topographic factor	$K_{dt} = 1$ Flat
Height of the sign	$h = 18.75$ ft
Vertical dimension (for wall, $s = h$)	$s = 18.75$ ft
Horizontal dimension	$B = 4.00$ ft
Dimension of return corner	$L_r = 1.00$ ft
ANALYSIS	
Velocity pressure	
$q_h = 0.00256 K_z K_{zt} K_d V^2$	= 23.37 psf
where:	
$q_h =$ velocity pressure at height h (Eq. 29.3-1, pg. 307)	
$K_z =$ velocity pressure exposure coefficient	= 0.89
evaluated at height above ground level, h (Tab. 29.3-1, pg. 310)	
$K_d =$ wind directionality factor (Tab. 26.6-1, pg. 250)	= 0.85
Wind Force Case A: resultant force through the geometric center (Sec. 29.4.1 & Fig. 29.4-1)	
Max horizontal wind pressure = $p = q_h G C_f$	= 32.68 psf
where: $G =$ gust effect factor (Sec. 26.9, pg. 254)	= 0.85
$C_f =$ net $C_f =$ net force coefficient (Fig. 29.4-1, page 308)	= 1.65
$A_g = B s =$ the gross area	= 75.00 ft ²
DESIGN SUMMARY	
Allowable Stress Design Wind Factor =	0.6
Design Wind Pressure =	0.6 x $p = 19.61$ psf
Design Windforce, $F =$	19.61 x $A_g = 1.471$ kips
Moment Arm =	12.375 ft
Design Moment = $F \times$ moment arm =	18.201 kip-ft
Footing Design	
Footing Design (Nonconstrained)	
Diameter =	2.50 FT
Soil Pressure =	100.00 PSF/FT
$S_1 =$	504.67 PSF
$A =$	2.73 FT
EMBED. =	7.58 FT
30 in. Dia.	Depth = 7'-8"
Pole Design	
STD. STL PIPE	
Sec. Mod. Req'd.	USE A53 Grade B
$S = 10.40$	8" Dia., t=0.322" $S = 15.80$

NOTES:			
GENERAL:	STEEL:	WELDING:	CONCRETE:
<ul style="list-style-type: none"> SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS. PROVIDE ISOLATION OF DISSIMILAR MATERIALS. COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT. THERE IS NO PROTECTION ZONE AS DEFINED IN AISC 341-10. PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE. CABINETS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS 	<ul style="list-style-type: none"> DESIGN AND FABRICATION ACCORDING TO 2016 CBC PLATE, ANGLE, CHANNEL TEE, AND WIDE FLANGE: ASTM A36 ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT. HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT ALL ANCHORS BOLTS SHOULD BE: ASTM F1554 ALL STEEL MACHINED BOLTS SHOULD BE: ASTM A307 ALL STAINLESS STEEL MACHINED BOLTS SHOULD BE: ASTM F593 ZINC COATED (HOT DIPPED) PER: ASTM A153 OR F2329 BEARING TYPE CONNECTION REINFORCING REBAR: ASTM A615 GRADE 60 DEFORMED BARS 	<ul style="list-style-type: none"> DESIGN AND FABRICATION ACCORDING TO AWS D1.1. STEEL AWES CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS. WELDING PER AISC 341-10 E70 XX ELECTRODE FOR SMAW PROCESS. E70S XX ELECTRODE FOR GMAW PROCESS. E707 XX ELECTRODE FOR GTAW PROCESS. E70T XX ELECTRODE FOR FCAW PROCESS. ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION. ALUMINUM ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2015 ALUMINUM DESIGN MANUAL. 	<ul style="list-style-type: none"> DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-14 COMPRESSIVE STRENGTH AT 28 DAYS, $f'_c \geq 2500$ PSI MINIMUM CEMENT TYPE II OR IV, W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH. MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL. SOIL: LATERAL SOIL BEARING PER IBC CLASS 5 TABLE 1806.2 (100 PSF/FT).
ANCHORS:	ALUMINUM:		
<ul style="list-style-type: none"> BRAND NAME APPROVED POST INSTALLED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL. 	<ul style="list-style-type: none"> DESIGN AND FABRICATION ACCORDING TO 2015 ALUM. DESIGN MANUAL PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM ALLOY 6061 - T6 WITH 0.096 LBS PER CUBIC INCH. 		



<p>www.yjinc.com P.O. BOX 802050 SANTA CLARITA, CA. 91380 TEL. (661)259-0700 FAX. (661)259-0900</p>	SHEET TITLE:	<p>HOTEL SOLARENA MONUMENT</p>	<table border="1"> <tr> <th>DRN BY:</th> <th>M.L.</th> <th>DATE LAST REVISED:</th> <th>May 10, 2018</th> <th>REV. NO.</th> <th>REV. DATE</th> <th>REVISED BY</th> </tr> <tr> <td>CHK BY:</td> <td>T.J.</td> <td>PROJ. START DATE:</td> <td>May 07, 2018</td> <td>1</td> <td>-/-</td> <td>-</td> </tr> <tr> <td>REV BY:</td> <td>T.J.</td> <td>SCALE:</td> <td>AS SHOWN</td> <td>2</td> <td>-/-</td> <td>-</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>3</td> <td>-/-</td> <td>-</td> </tr> </table> <p>plotted by: Ella on 5/10/2018 @ 11:35 AM</p>	DRN BY:	M.L.	DATE LAST REVISED:	May 10, 2018	REV. NO.	REV. DATE	REVISED BY	CHK BY:	T.J.	PROJ. START DATE:	May 07, 2018	1	-/-	-	REV BY:	T.J.	SCALE:	AS SHOWN	2	-/-	-					3	-/-	-	<p>PROJECT JOB #: JTS_88918_Hotel Solarena_Monument_6208 West Coast Hwy_NEWport Beach CA.dwg</p> <p>PROJECT LOCATION: HOTEL SOLARENA 6208 WEST COAST HWY. NEWPORT BEACH, CA</p>
DRN BY:	M.L.	DATE LAST REVISED:	May 10, 2018	REV. NO.	REV. DATE	REVISED BY																										
CHK BY:	T.J.	PROJ. START DATE:	May 07, 2018	1	-/-	-																										
REV BY:	T.J.	SCALE:	AS SHOWN	2	-/-	-																										
				3	-/-	-																										



SIGN FRONTAGE **D**

Exterior Face-lit Channel Letters - 2 sets

"HOTEL"; 10"h x 3"d aluminum channel letters with translucent yellow acrylic faces. Yellow trimcap and returns painted PMS 143c yellow.
"S"; "LARENA"; 22"h x 3"d aluminum channel letters with translucent blue acrylic faces. Blue trimcap and returns painted PMS 647c blue. Logo, 23"h x 25"w x 3"d aluminum channel box with translucent white acrylic face and digitally printed translucent vinyl overlay with UV protective laminate. White trimcap and returns painted white. "NEWPORT BEACH"; 11"h x 96"w x 3"d aluminum lightbox with translucent white acrylic face and digitally printed translucent vinyl overlay (PMS 631c blue letters) with UV protective laminate. Blue trimcap and returns painted PMS 647c blue. All elements will have white LED illumination. Letters/logo will mount flush to walls at north end and south end of building.
Overall size of each set: 62"h x 200"w - 86.1 sqft.





HOTEL SOLARENA - NEWPORT BEACH

EXTERIOR CHANNEL FACE-LIT LOGO/LETTERS & LIGHTBOX - PYLON SIGN
PARKING LOT SIGN - REAR ENTRANCE SIGN - CHANNEL LOGO

SIGN FRONTAGE **B**

Exterior Face-lit Channel Letters - 1 set

"HOTEL"; 10"h x 3"d aluminum channel letters with translucent yellow acrylic faces. Yellow trimcap and returns painted PMS 143c yellow.
"S"; "LARENA"; 22"h x 3"d aluminum channel letters with translucent blue acrylic faces. Blue trimcap and returns painted PMS 647c blue. Logo,
23"h x 25"w x 3"d aluminum channel box with translucent white acrylic face and digitally printed translucent vinyl overlay with UV protective laminate. White trimcap and returns painted white. All elements will have white LED illumination. Letters/logo will mount flush to walls at north end and south end of building. Overall size of each set: 35"h x 200"w - 48.61 sqft.



5a

SPECIFICATIONS - EXTERIOR CHANNEL FACE-LIT LOGO/LETTERS - S. SIDE

37297 - Hotel Solarena - Newport Beach - Angelica Rivera

- 6208 W. Coast Hwy., Newport Beach, CA 92663



HOTEL SOLARENA

HOTEL SOLARENA - NEWPORT BEACH

EXTERIOR CHANNEL FACE-LIT LOGO/LETTERS & LIGHTBOX - PYLON SIGN
 PARKING LOT SIGN - REAR ENTRANCE SIGN - CHANNEL LOGO

SIGN FRONTAGES **B** & **D**

North Side - day view **D**



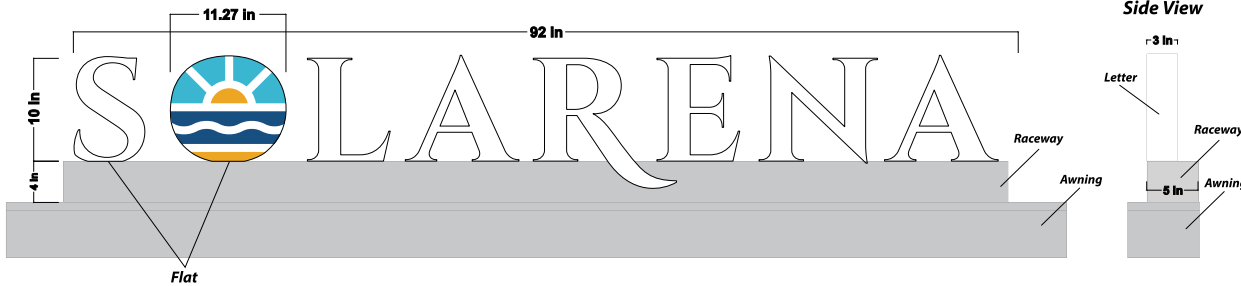
South Side - day view **B**



SIGN FRONTAGE C

Exterior Channel Letters/Logo on raceway -

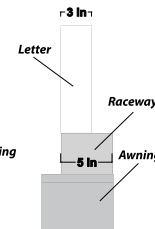
Raceway: 4" h x 92" w x 5" d aluminum raceway base painted Matthews Brushed Aluminum. Letters: 10" h x 3" d aluminum channel letters with translucent white acrylic faces. Blue trimcap and returns painted PMS 647c blue. Logo: 10" h x 11.27" w x 3" d aluminum channel logo with translucent white acrylic face. Digitally printed vinyl overlay with laminate applied to face. Logo and letters will bottom mount to raceway. "S" and logo will be routed flat on bottom to mount correctly. Letter "R" will mount flat, but tail of "R" will be incorporated in to raceway. Raceway with logo and letters will top mount to existing awning
6.39 sqft.



Day View

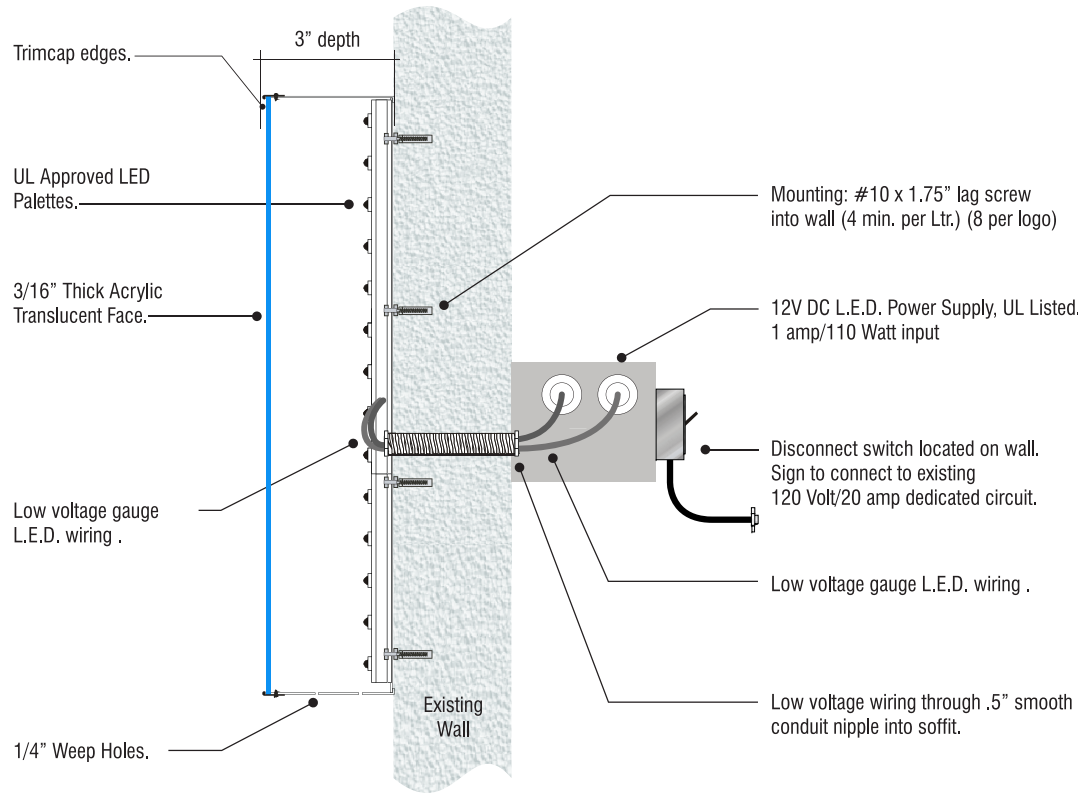


Side View



Night View

SIGN FRONTAGES **B** & **D**

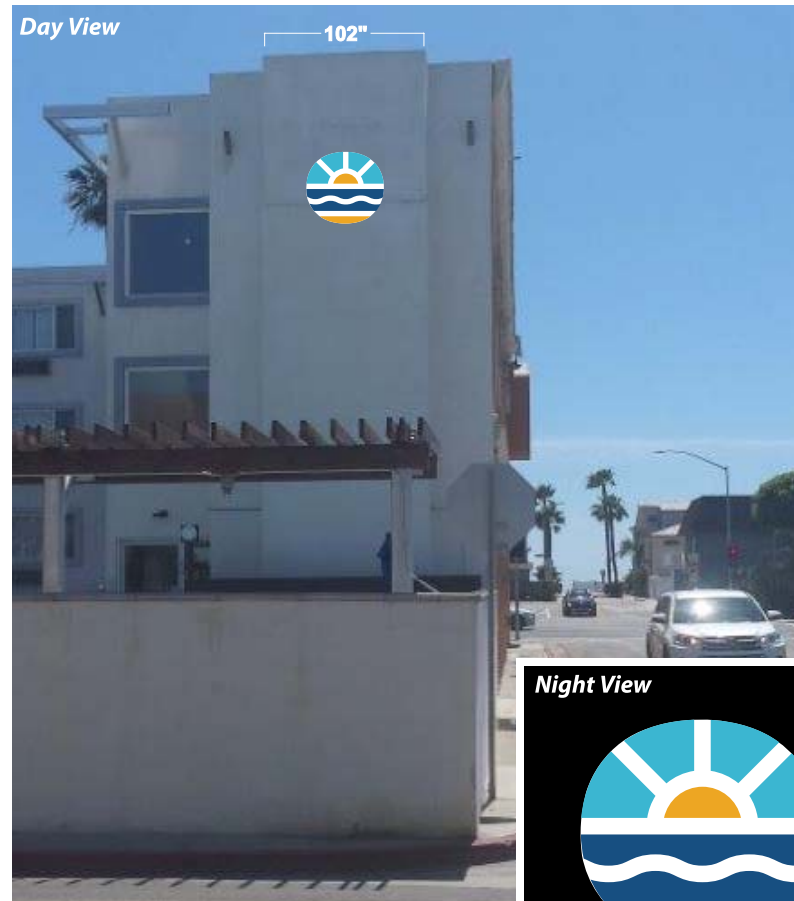
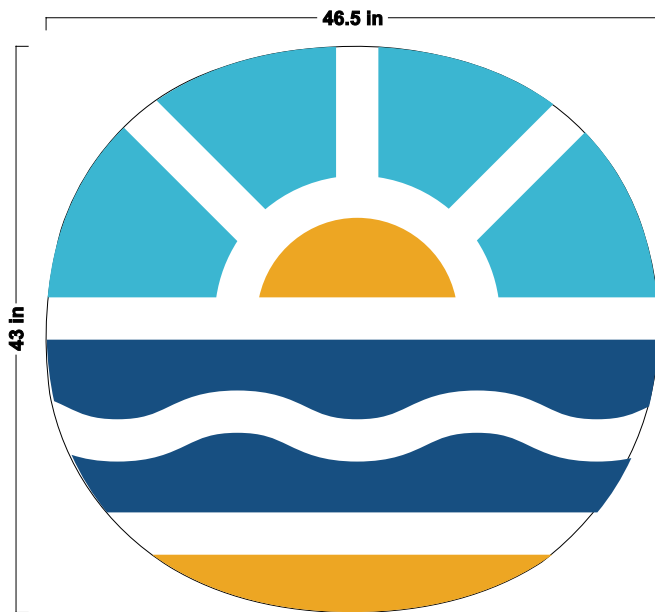


- 20 AMP DEDICATED CIRCUIT FOR SIGNAGE WITH TIME CLOCK.
- SIGN CIRCUIT BREAKER AND DIRECTORY UP TO DATE.
- ALL WORK TO COMPLY WITH 2016 CBC, 2016 CEC CALIF. BUILDING CODES AND CALIF ELECTRIC CODES.



SIGN FRONTAGE C

Exterior Face-lit Channel Logo -
43"h x 46.5"w x 3"d aluminum channel logo with translucent white acrylic face and digitally printed translucent vinyl overlay with UV protective laminate. White trimcap and returns painted white. White LED illumination. Logo will mount flush to wall on east side of building. *13.89 sqft.*



SIGN FRONTAGE **E**

Exterior Face-lit Lightbox -

22"h x 34"w x 3"d aluminum lightbox with translucent white acrylic face and digitally printed translucent vinyl overlay with UV protective laminate. Blue trimcap and returns painted PMS 647c blue. White LED illumination. Lightbox will mount flush to parking lot structure. 5.2 sqft.

