

**CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR HEARING
ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Planning Department
Javier Garcia, Zoning Administrator
igarcia@city.newport-beach.ca.us

SUBJECT: Report of the actions taken for the Zoning Administrator Hearing on Monday, November 17, 2008

Item 1: Condominium Conversion Permit No. CC2008-006 and Parcel Map No. NP2008-017 (PA2008-142)
512 and 512 ½ Avocado Avenue

Request to convert an existing duplex into a condominium project. Code required two-car parking per unit is provided and no waivers of Title 19 development standards are proposed with this application.

This item was withdrawn by applicant.

Council District 6

Item 2: Modification No. MD2008-039 (PA2008-186)
1375 and 1401 Dove Street

Request to allow additional business-identification wall signs on two buildings and an additional ground sign that are not specifically permitted by the Newport Place Planned Community District Regulations. For the 1375 Dove Street building, in addition to the permitted building top sign limited to the east elevation, the request will allow the addition of an "eyebrow" sign on the east elevation between the first and second or second and third floors to identify a second entity. For the 1401 Dove Street building, in addition to the two (2) permitted building top signs limited to one (1) on any two (2) facades, the request will allow the addition of one (1) "eyebrow" sign on the south elevation and one (1) "eyebrow" sign on the east elevation between the second and third floors. The building tops signs are limited to one entity and the eyebrow signs are limited to two (2) additional entities. All "eyebrow" signs shall not exceed 24 inches in height and 60 sq. ft. in area. All building top signs shall not exceed 36 inches in height and 120 sq. ft.

This item was approved.

Council District 4

Item 3: Modification No. MD2008-040 (PA2008-185)
147 Harbor Island Road

Request to exceed the 3-foot height limit for walls and similar encroachments within the required 20-foot front yard setback. The proposed deck will cantilever 5 feet beyond the face of the bulkhead, with 5 feet remaining to the

property line. The proposed glass guardrail will be 3 feet 6 inches above the deck level, but approximately 9 feet in height as measured from the grade directly below (existing dredge line/sandy beach).

This item was approved.

Council District 5

Item 4: Modification No. MD2008-042 (PA2008-187)
100 Vilaggio

Request to install an additional "special purpose" sign and a monument sign for community identification along Bonita Canyon Drive. The "special purpose" sign will provide leasing information and direction to the leasing office. The "special purpose" sign will be approximately 12 square feet (3 feet wide by 4 feet tall) and mounted on a 12-foot tall pole. The monument sign will be 5 feet wide by 6 feet tall.

This item was approved.

Council District 4

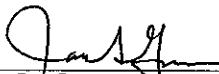
Item 5: Modification No. MD2008-044 (PA2008-191)
430 Acacia Avenue

Request to allow an open trellis that encroaches 11 feet into the required 15-foot front yard setback. The trellis structure was constructed without the benefit of permits and is approximately 11 feet in height and covers 132 square feet in area.

This item was continued to the 12/08/08
Zoning Administrator Hearing

Council District 6

Prepared and submitted by:



Javier S. Garcia, Zoning Administrator

APPEAL: The Zoning Administrator's decision may be appealed to the Planning Commission within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

c: David Lepo, Planning Director (e-mail)
Sharon Wood, Assistant City Manager (e-mail)
David Keely, Public Works Senior Civil Engineer (e-mail)
Jim Campbell, Senior Planner (e-mail)
Sgt. Ron Vallercamp, Vice/Narcotics (e-mail)
Code Enforcement Division (e-mail)
Iris Lee, Public Works (e-mail)
Evelyn Tseng, Revenue (e-mail)

- Due to the orientation, size, and height of the two multi-tenant buildings located on the subject property, the strict application of the sign standards to the planned community regulations result in limited building sign visibility for tenants that constitutes a physical hardship inconsistent with the intent of the Zoning Code, which is to provide adequate visibility while not creating visual clutter.
4. In accordance with the provisions of Chapter 20.93, the requested modification will be compatible with existing development(s) in the neighborhood for the following reasons:
 - The neighborhood includes parcels with wall signs, ground signs, and tenant signs that provide visibility from the public right-of-way.
 - The two ground signs will be similar to those on adjacent parcels, all of which are less than 4 feet above grade in vertical height.
 - The proposed business-identification signs are comparable in area to the wall signs on adjacent parcels.
 5. In accordance with the provisions of Chapter 20.93, the granting of this Modification Permit will not adversely affect the health or safety of persons residing or working in the neighborhood of the property and not be detrimental to the general welfare or injurious to property or improvements in the neighborhood based on the following:
 - The signage is for a commercial use in a commercial district and is not in or adjacent to a residential district.
 - The size and location of the proposed signage is comparable to others on adjacent buildings and does not appear to be excessive.
 - The signage is oriented toward the street area for the buildings.
 - Allowing the additional ground sign on the subject property establishes basic property and tenant identification and avoids excess signs/signage on the elevations of the buildings and provides a convenience to the public.
 - The business identification signs will help identify single tenants that occupy the buildings, and the signage will be comparable to the the sign area allowed by the Newport Place Planned Community District regulations.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, floor plans, and elevations, except as noted in the following conditions.
2. Anything not specifically approved by this Modification Permit is prohibited and must be addressed in a separate and subsequent Modification Permit review.
3. If any of the existing public improvements surrounding the site are damaged by private work, new concrete sidewalk, curb and gutter, street pavement, and other public improvements will be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works inspector.
4. This approval was based on the particulars of the individual case and does not, in and of itself or in combination with other approvals in the vicinity or Citywide, constitute a precedent for future approvals or decisions.

5. Any amendment to this approval requires a written staff approval or may require an amendment to this application as determined by the Zoning Administrator.
6. Building top wall signs, eyebrow signs and ground signs shall be depicted as in the attached Table/Matrix. Two ground signs are allowed on the subject property and shall conform to the Newport Place Planned Community regulations, except that tenant identification is permitted.
7. A building permit shall be obtained prior to commencement of the construction.
8. A copy of this approval letter shall be incorporated into the Building Department and field sets of plans prior to issuance of the building permits for the original sign installation and shall be available in the Planning Department for future sign changes.
9. All work performed within the public right-of-way shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement, if required.
10. No signage or structure with affixed signage shall be located in the public right-of-way.
11. All signs shall comply with the City's Line of Sight requirements, City Standard #110-L and plans shall be reviewed by the Public Works Department prior to issuance of building permits.
12. The proposed addition and related work shall comply with the California Building Code and all adopted local amendments.
13. This approval shall expire unless exercised within 24 months from the approval date, as specified in Section 20.93.050 (A) of the Newport Beach Municipal Code. Prior to the expiration date of this approval, an extension may be approved in accordance with Section 20.93.050 (B) of the Newport Beach Municipal Code. Requests for an extension must be in writing.

APPEAL PERIOD

The Zoning Administrator's decision may be appealed to the Planning Commission within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

By:  by Ruby Dorcas
Zoning Administrator Javier S. Garcia, AICP

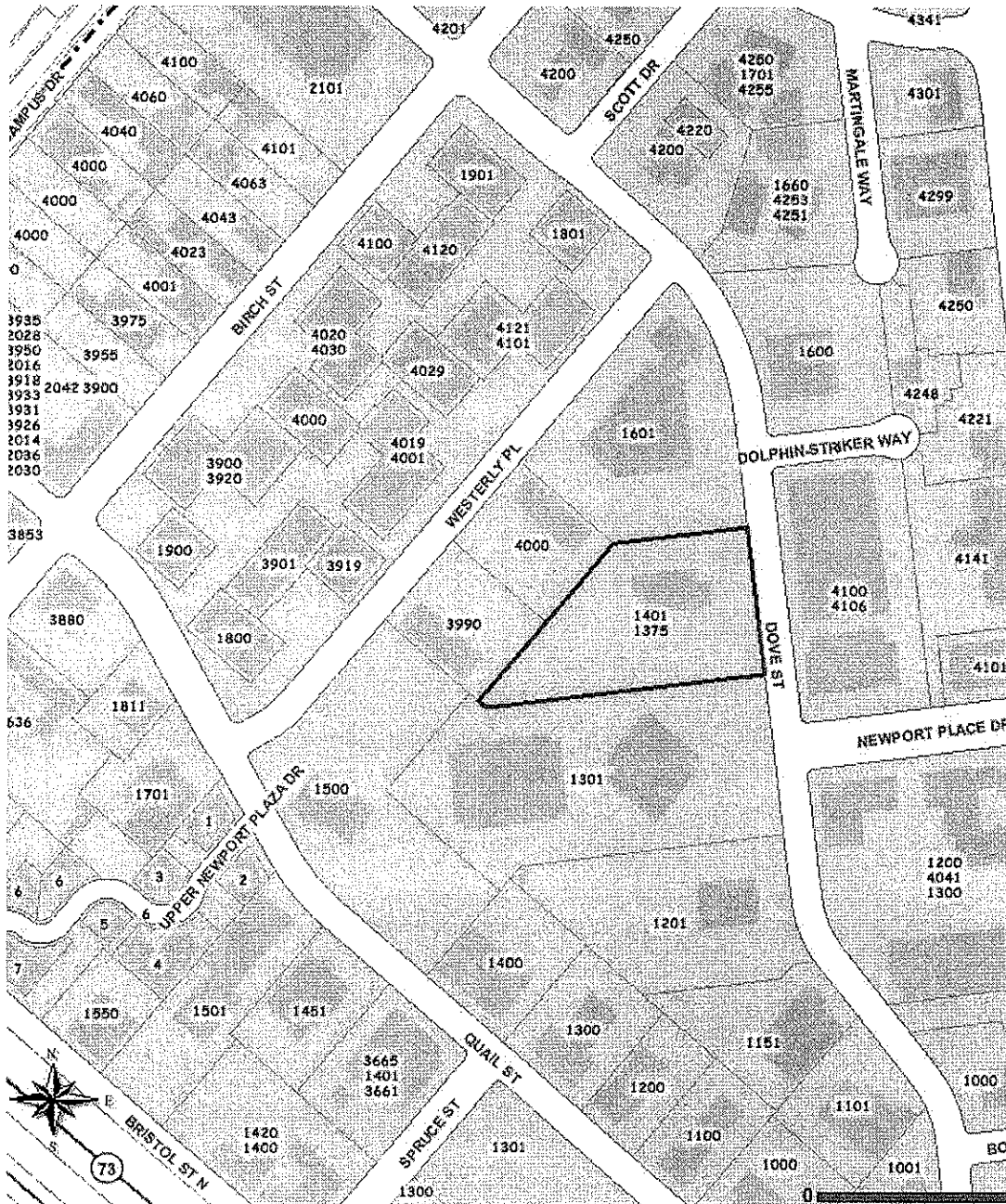
JSG:es/rm

Attachments: Vicinity Map
Sign Table/Matrix
Revised Project Request dated November 6, 2008

Appeared in Opposition: None

Appeared in Support: None

VICINITY MAP


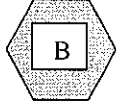
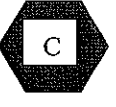


Modification Permit No. MD2008-039
PA2008-186

1375 and 1401 Dove Street

Table/Matrix
MD2008-039 (PA2008-186)

1375 & 1401 Dove Street
 Newport Beach, CA
 Designated Frontages: Dove Street (East)
 Parking Lot North
 Parking Lot South

Sign Designation	Primary Frontage Size limitations where applicable	Secondary Frontage Size limitations, where applicable
Monument Signs 	Dove Street Two (2) ground signs not to exceed four (4) feet above grade (max 150 sq. ft. within first 20 feet of property line), tenant identification is permitted.	N/A
Wall Signs- Building Top Location 	1375 Building - Dove Street (East) Maximum Number: One (1) per building limited to one facade Maximum Vertical: 36 inches Maximum sq. ft.: 120 sq. ft.	1375 Building - Parking Lot None Allowed
	1401 Building - Dove Street and Parking Lot Side Maximum Number: Two (2) per building limited to same entity on two (2) facades Maximum Vertical: 36 inches Maximum sq. ft.: 120 sq. ft.	
Wall Signs - Eyebrow Location 	1375 Building - Dove Street (East) Maximum Number: One (1) per Building (allowed to identify different entity than building top wall sign) Maximum Vertical: 24 inches Maximum sq. ft.: 60 sq. ft. Location: On the fascia between the second and third floors or between the first and second floors.	1375 Building - Parking Lot None Allowed
	1401 Building - Dove Street (East) Maximum Number: One (1) - (allowed to identify different entity than building top wall sign and "eyebrow" sign on secondary frontage) Required Separation of Wall Signs: 15 Lineal feet Maximum Vertical: 24 inches Maximum sq. ft.: 60 sq. ft. Location: On the fascia between the second and third floors.	1401 Building - Parking Lot South Maximum Number: One (1) - (allowed to identify different entity than building top wall sign and "eyebrow" sign on primary frontage) Required Separation of Wall Signs: 15 Lineal Feet Maximum Vertical: 24 inches Maximum sq. ft.: 60 sq. ft. Location: On the fascia between the second and third floors.

PSV

PALM SPRINGS VILLAGE -- 309, LLC

2922 DAIMLER STREET • SANTA ANA, CA 92705 • (949) 224-1970 • FAX: (949) 224-1963

November 6, 2008

VIA ELECTRONIC MAIL (esteffen@city.newport-beach.ca.us)

Ms. Erin Steffen
Planning Technician
Planning Department
City of Newport Beach
3300 Newport Boulevard
Newport Beach, California 92658-8915

**Re: Modification Permit No. 2008-039 (PA2008-186)
1375 & 1401 Dove Street**

Dear Ms. Steffen:

Palm Springs Village-309, LLC is the owner of the above-referenced buildings and we wanted to thank you for the opportunity to review and comment on the draft staff report for Modification Permit number 2008-039 prior to the Zoning Administrator hearing on November 17th, 2008. We appreciate the general support from staff for our permit and would like to respectfully request some minor changes to the report as follows:

Ground Signs/ Monument Signs

We support staff's proposed modification regarding allowing the two (2) existing ground signs to be modified to identify one building per each sign as requested.

Tenant Signs – 1375 Dove Street

This 21,700± square foot building sits back from Dove Street over three-hundred feet (300'). We agree that a Building Top Sign and an Eyebrow Sign on the elevation facing Dove Street that allows us to identify two (2) different entities would meet our needs for this building. As this is only a three story building, we would like to request that the Eyebrow Sign on this building be allowed to be located either on the fascia between the second and third floors (as currently written) or, at our option, between the first and second floors of the building in order to allow for appropriate vertical separation from the Building Top Sign. This flexibility would enable us to wait until the completion of the exterior of the building in order to determine which of these locations would work the best.

Ms. Erin Steffen
November 6, 2008
Page Two

Tenant Signs - 1401 Dove Street

This 74,000± square foot, six-story building is closer to Dove Street. We have no objection to the proposed limitation on Building Top Signs to two (2) elevations. Our current first floor tenant, American Security Bank, has a recently approved and installed Eyebrow Sign on the fascia between the second and third floors facing Dove Street. Given the remaining 60,000± square feet of office space that we are currently still marketing, we feel that allowing an Eyebrow Sign for a third tenant is crucial to remain competitive in this neighborhood. There are two (2) other buildings adjacent to the subject property that both contain Eyebrow Signs identifying two (2) tenants (in addition to a third tenant on the Building Top Sign). Photos of these buildings, located at 1301 Dove Street and 1501 Quail Street are attached. While we understand that these buildings do not set a precedent for approving our Modification Permit, we do believe that they support the finding that a deviation from the PC sign regulations to allow signage for three (3) entities is appropriate given the size and orientation of the subject building and compatibility with the surrounding buildings/properties. We would like to request that one Eyebrow Sign be restricted to the east side of the building facing Dove Street (which is the location of the current Eyebrow Sign for American Security Bank) and the second Eyebrow Sign to be located on the south side of the building facing the main parking lot area. With the exception of the above, we agree to the other conditions contained in the staff report, including the location of the Eyebrow Sign(s) on the 1401 Dove building (on the fascia between the second and third floors).

Once again, we want to thank you for your continued assistance during this Modification Permit process and are hopeful that you will consider and support the comments and requests contained in this letter. If you have any questions or need any additional information, please feel free to contact Jim Goodwyn or myself at any time.

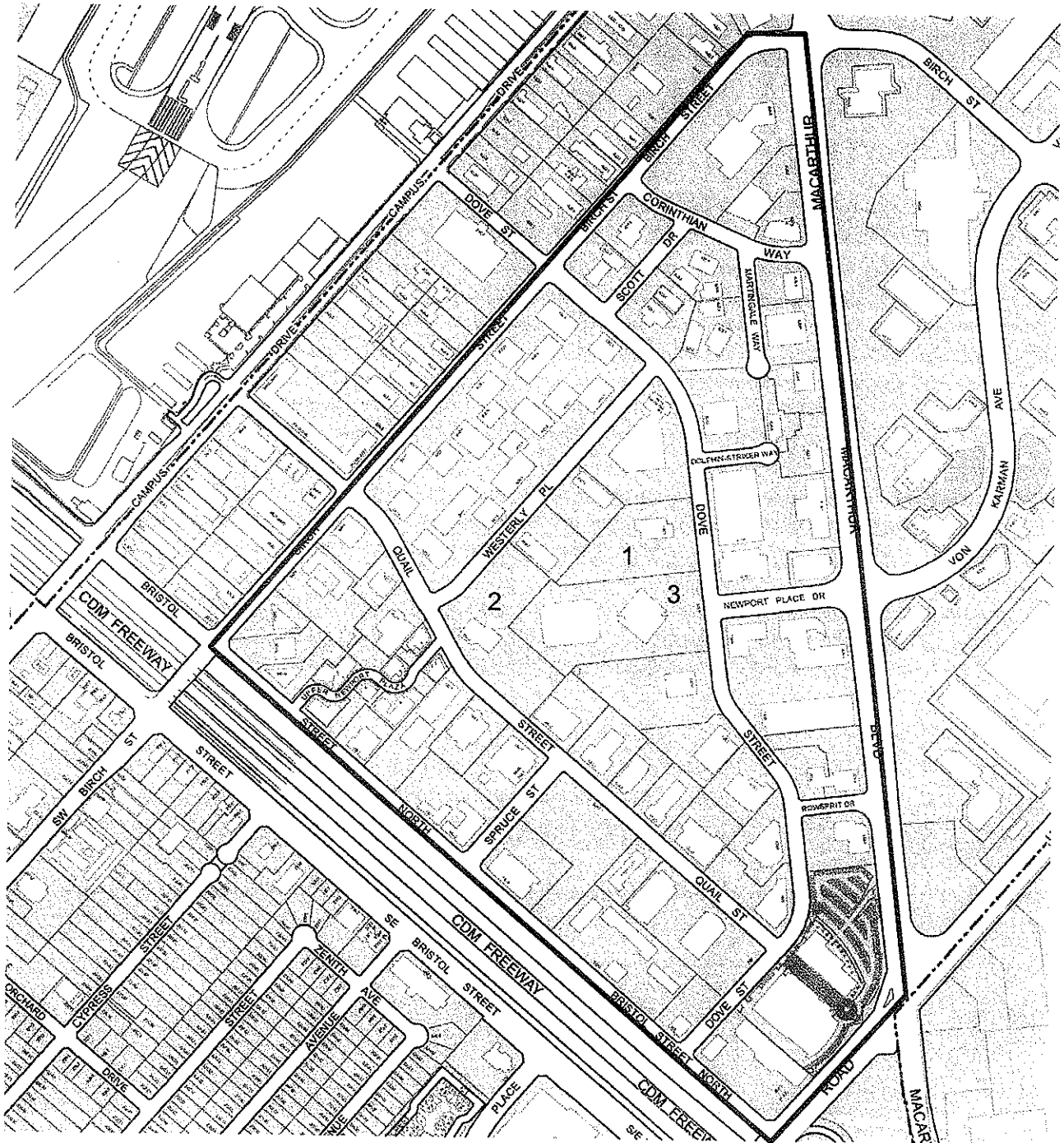
Sincerely,




Ira Glasky
Vice President

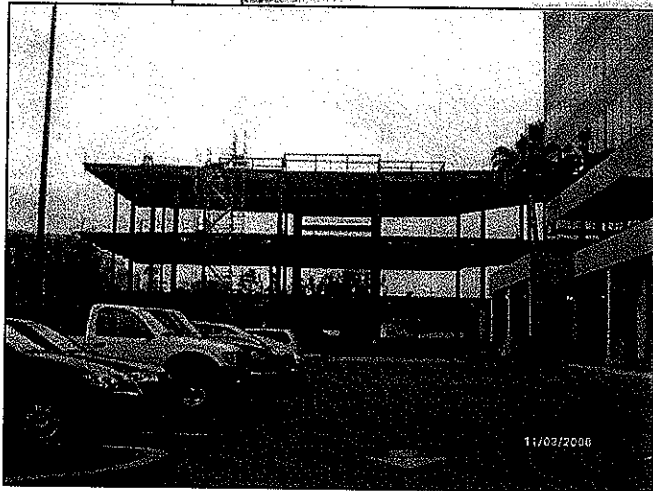
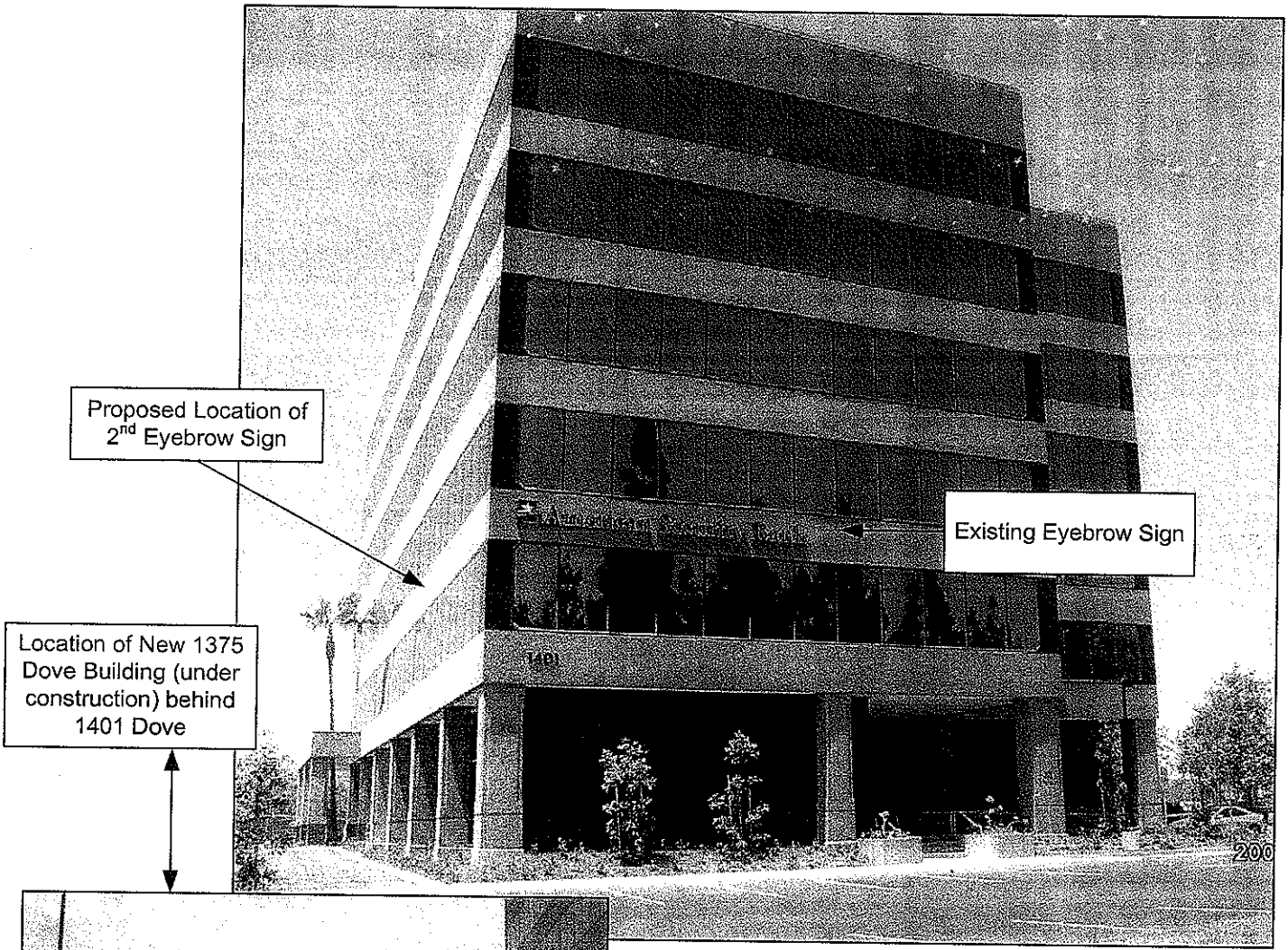
Enclosures

cc: Rick Batt, Sign Specialists Corporation



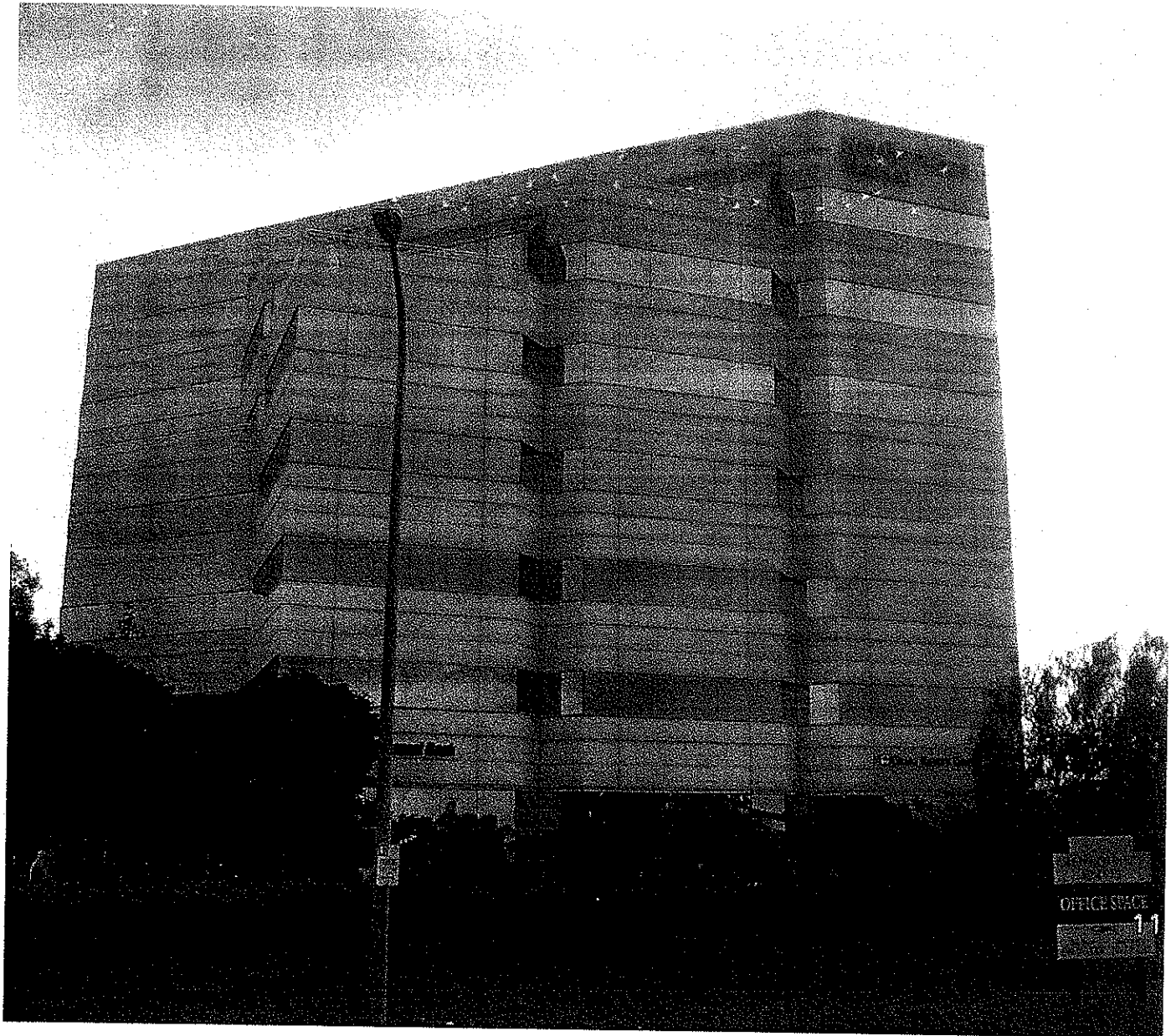
1. 1375/1401 Dove Street - Subject Property.
2. 1501 Quail Street – 3 Buildings Signs facing Westerly Place (1 Building Top Sign and 2 Eyebrow Signs).
3. 1301 Dove Street - 3 Buildings Signs facing Dove Street (1 Building Top Sign and 2 Eyebrow Signs) per MD2004-087.

 Newport Place Planned Community



1375 & 1401 Dove Street

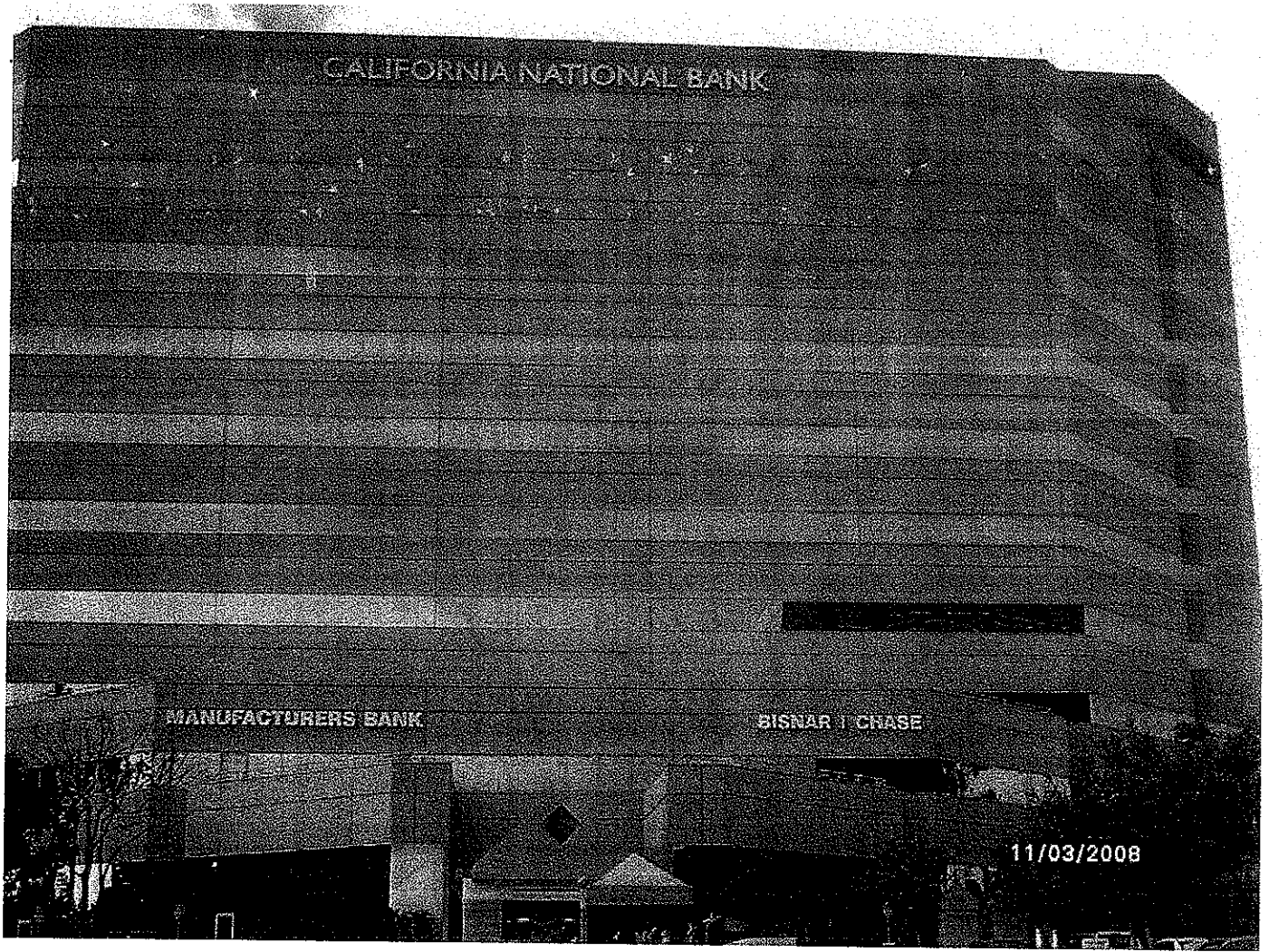
Ms. Erin Steffen
November 6, 2008
RE: Modification Permit No. 2008-039
Page Five



1501 QUAIL STREET

Building Top Sign: Northwestern Mutual
Eyebrow Sign: Sunwest Bank
Eyebrow Sign: Craig Realty Group

Ms. Erin Steffen
November 6, 2008
RE: Modification Permit No. 2008-039
Page Six



1301 DOVE STREET

Building Top Sign: California National Bank
Eyebrow Sign: Manufacturers Bank
Eyebrow Sign: Bisnar | Chase



MODIFICATION PERMIT NO. MD2008-040
 (PA2008-185)

PLANNING DEPARTMENT
 3300 NEWPORT BOULEVARD
 NEWPORT BEACH, CA 92663
 (949) 644-3200 FAX (949) 644-3229

Application No. **Modification No. MD2008-040**
 (PA2008-185)

Applicant **Greg and Kim Grosch**

Site Address **147 Harbor Island Road**

Legal Description **Lot 16, Tract 3283**

On **November 17, 2008**, the Zoning Administrator approved the application request to exceed the 3-foot height limit for walls and similar encroachments within the required 20-foot front yard setback. The proposed deck will cantilever 5 feet beyond the face of the bulkhead, with 5 feet remaining to the property line. The proposed glass guardrail will be 3 feet 6 inches above the deck level, but approximately 9 feet in height as measured from the grade directly below (existing dredge line/sandy beach). The new deck was approved to match the extent of the deck projection on the property to the north. The property is located in the R-1 (Single-Family Residential) District. The Zoning Administrator’s approval is based on the following findings and subject to the following conditions.

FINDINGS

1. The Land Use Element of the General Plan and the Local Coastal Program Land Use Plan designate the site for “Single-Unit Residential” use. The existing residential structure with the proposed deck and walls is consistent with this designation.
2. The project is categorically exempt from the requirements of the California Environmental Quality Act under Class 3 (New Construction or Conversion of Small Structures), which exempts the construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
3. In accordance with the provisions of Chapter 20.93, the granting of this application is necessary due to practical difficulties associated with the property. The strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code for the following reason:

- The existing bulkhead is built 10 feet from the bulkhead line, which reduces the amount of usable yard space adjacent to Newport Bay. The strict application of the Zoning Code results in restrictions which limit the height of structures encroaching in the front setback in order to maintain the open character of front yard spaces. The cantilevered deck and guardrail maintain this open character by creating a yard space over the bay in the front yard setback and provides the minimum required guardrail height. The cantilevered deck maintains the open visibility from the bay and nearby properties.
4. In accordance with the provisions of Chapter 20.93, the requested modification will be compatible with existing development(s) in the neighborhood for the following reasons:
- The proposed glass guardrail is consistent with several properties along Newport Bay providing guardrails along the water to protect the yard area. Most of the guardrails in the neighborhood are open rail or glass to allow visibility.
 - The decks on adjacent and nearby properties are cantilevered beyond the face of the bulkhead, and the applicant's request is similar. Therefore, the proposed encroachment is compatible with existing developments along Newport Bay and does not cantilever more than the adjacent property.
5. In accordance with the provisions of Chapter 20.93, the granting of this Modification Permit will not adversely affect the health or safety of persons residing or working in the neighborhood of the property and not be detrimental to the general welfare or injurious to property or improvements in the neighborhood based on the following:
- The proposed glass guardrail will be a transparent structure, 3 feet 6 inches in height above the finished grade of the rear yard patio, which is at approximately the same elevation of the abutting neighbors' lots. Thus, the design of the structure will minimize any view impacts from or to the bay, and will preserve adequate light, air, and open space.
 - The cantilevered deck will not be detrimental because it overhangs no more than five feet beyond the face of the bulkhead and is above sandy beach adjacent to the house that is not directly accessible to the public. The docks project farther out into the water and semi-enclose the rear of the property.

CONDITIONS

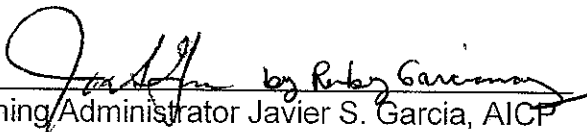
1. The development shall be in substantial conformance with the approved plot plan, floor plans and elevations, except as noted in the following conditions.

2. The deck shall cantilever no more than 5 feet from the face of the bulkhead coping (per Detail K on Sheet S-2 of the approved plans) nor shall it extend beyond the farthest extent of the comparable cantilevered deck on the neighboring property to the north (whichever is farther); and shall maintain minimum 5 foot side yard setbacks on both sides.
3. Anything not specifically approved by this Modification Permit is prohibited and must be addressed in a separate and subsequent Modification Permit review.
4. This approval was based on the particulars of the individual case and does not, in and of itself or in combination with other approvals in the vicinity or Citywide, constitute a precedent for future approvals or decisions.
5. The proposed project shall not encroach into the existing storm drain easement along the southerly property line, unless otherwise approved by the Public Works Department. The plans shall be revised to show the location of the storm drain easement in relation to the proposed improvements.
6. All work performed within the public right-of-way and easement areas shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement, if required.
7. If any of the existing public improvements surrounding the site is damaged by private work, new concrete sidewalk, curb and gutter, street pavement, and other public improvements will be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works inspector.
8. Prior to issuance of building permits, the applicant shall submit to the Planning Department an additional copy of the approved architectural plans for inclusion in the Modification Permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11-inches by 17-inches. The plans shall accurately depict the elements approved by this Modification Permit and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
9. A building permit shall be obtained prior to commencement of the construction.
10. The proposed addition and related work shall comply with the California Building Code and all adopted local amendments.
11. A copy of this approval letter shall be incorporated into the Building Department and field sets of plans prior to issuance of the building permits.

12. This approval shall expire unless exercised within 24 months from the approval date, as specified in Section 20.93.050 (A) of the Newport Beach Municipal Code. Prior to the expiration date of this approval, an extension may be approved in accordance with Section 20.93.050 (B) of the Newport Beach Municipal Code. Requests for an extension must be in writing.

APPEAL PERIOD

The Zoning Administrator's decision may be appealed to the Planning Commission within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

By:  by Ruby Garcia
Zoning Administrator Javier S. Garcia, AICP

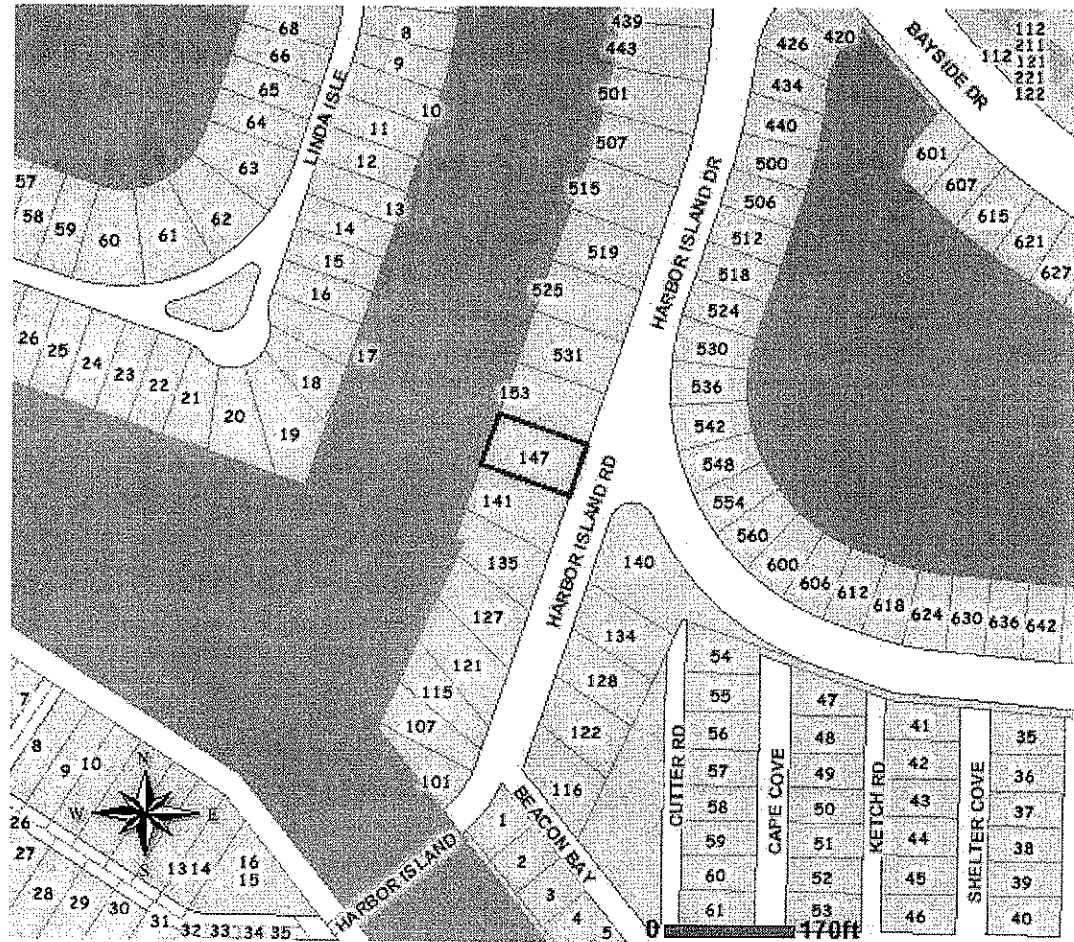
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Attachments: Vicinity Map

Appeared in Opposition: None

Appeared in Support: None

VICINITY MAP



Modification Permit No. MD2008-040
PA2008-185

147 Harbor Island Road



MODIFICATION PERMIT NO. MD2008-042
(PA2008-187)

PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92663
(949) 644-3200 FAX (949) 644-3229

Application No.	Modification No. MD2008-042 (PA2008-187)
Applicant	Irvine Apartment Communities
Site Address	100 Vilaggio
Legal Description	N TR 15584 LOT I & LOT K

On **November 17, 2008**, the Zoning Administrator approved the application request to install an additional "special purpose" sign and a monument sign for community identification along Bonita Canyon Drive. The "special purpose" sign will provide leasing information and direction to the leasing office. The "special purpose" sign will be approximately 12 square feet (3 feet wide by 4 feet tall) and mounted on a 12-foot tall pole. The monument sign will be 5 feet wide by 6 feet tall. The property is located in the PC-50 (Bonita Canyon Planned Community) District. The Zoning Administrator's approval is based on the following findings and subject to the following conditions.

FINDINGS

1. The Land Use Element of the General Plan designates the site for "Multiple-Unit Residential" use, and the zoning district is PC-50 (Bonita Canyon). The use of the site as an apartment community is consistent with these designations, and signs for this use are allowed as accessory structures.
2. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 3 (New Construction or Conversion of Small Structures), interpreted as the "construction and location of limited numbers of new...structures."
3. In accordance with the provisions of Chapter 20.93, the granting of this application is necessary due to practical difficulties associated with the property. The strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code for the following reason:

- The strict application of the sign provisions of the Planned Community text does not allow for adequate directional and identification signage along the large frontages of the apartment community. Approximately 700 feet along Bonita Canyon Drive and approximately 1,500 feet along MacArthur Boulevard. The additional "special purpose" sign will direct motorists and pedestrians to the leasing office entrance and the monument sign will identify the community for both residents and the community. Both signs are located on Bonita Canyon Drive, whereas the existing two signs are oriented toward MacArthur Boulevard.
4. In accordance with the provisions of Chapter 20.93, the requested modification will be compatible with existing development(s) in the neighborhood for the following reason:
- The proposed signage is similar in design to the existing signage along MacArthur Boulevard for the apartment community.
 - The proposed signage complements the existing apartment development by providing direction to entrances and community identification that will provide a convenience to visitors.
 - The proposed signage is in scale with the existing streetscape and apartment development.
5. In accordance with the provisions of Chapter 20.93, the granting of this Modification Permit will not adversely affect the health or safety of persons residing or working in the neighborhood of the property and not be detrimental to the general welfare or injurious to property or improvements in the neighborhood based on the following:
- The proposed signage will not create visual blight or interfere with the sight distance from any street, alley or driveway due to the limited number of signs and their design.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, floor plans and elevations, except as noted in the following conditions.
2. Anything not specifically approved by this Modification Permit is prohibited and must be addressed in a separate and subsequent Modification Permit review.
3. The sign poles, in accordance with the attached Table/Matrix, shall not exceed 12 feet in height measured from existing grade, as depicted on the plans submitted with this application. The sign copy or text portion of the structure shall be limited to 12 square feet in area (measured by two sets of parallel lines). The

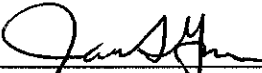
signs shall identify the subject property only. The identification of or direction to any off-site location is prohibited.

4. If any of the existing public improvements surrounding the site is damaged by private work, new concrete sidewalk, curb and gutter, street pavement, and other public improvements will be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works inspector.
5. The location of the monument sign shall be outside the limited use area for sight distance per City Standard STD-110-L. Final location of the monument sign shall be reviewed by the City Traffic Engineer and shall conform to City Standard STD-110-L. Height and area of the monument sign in accordance with the attached Table/Matrix.
6. Plans submitted to obtain a building permit shall display dimensions from the curb face, back of sidewalk and property line to all proposed construction granted under this modification permit.
7. All City street trees along MacArthur Boulevard and Bonita Canyon Drive public right-of-ways shall be protected-in-place. The applicant shall be responsible for any and all damages and alterations caused to said trees.
8. This approval was based on the particulars of the individual case and does not, in and of itself or in combination with other approvals in the vicinity or Citywide, constitute a precedent for future approvals or decisions.
9. Prior to issuance of building permits, the applicant shall submit to the Planning Department an additional copy of the approved architectural plans for inclusion in the Modification Permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11-inches by 17-inches. The plans shall accurately depict the elements approved by this Modification Permit and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
10. A building permit shall be obtained prior to commencement of the construction.
11. A copy of this approval letter shall be incorporated into the Building Department and field sets of plans prior to issuance of the building permits.
12. All work performed within the public right-of-way shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement, if required.

13. The proposed addition and related work shall comply with the California Building Code and all adopted local amendments.
14. This approval shall expire unless exercised within 24 months from the approval date, as specified in Section 20.93.050 (A) of the Newport Beach Municipal Code. Prior to the expiration date of this approval, an extension may be approved in accordance with Section 20.93.050 (B) of the Newport Beach Municipal Code. Requests for an extension must be in writing.

APPEAL PERIOD

The Zoning Administrator's decision may be appealed to the Planning Commission within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

By: 
Zoning Administrator Javier S. Garcia, AICP

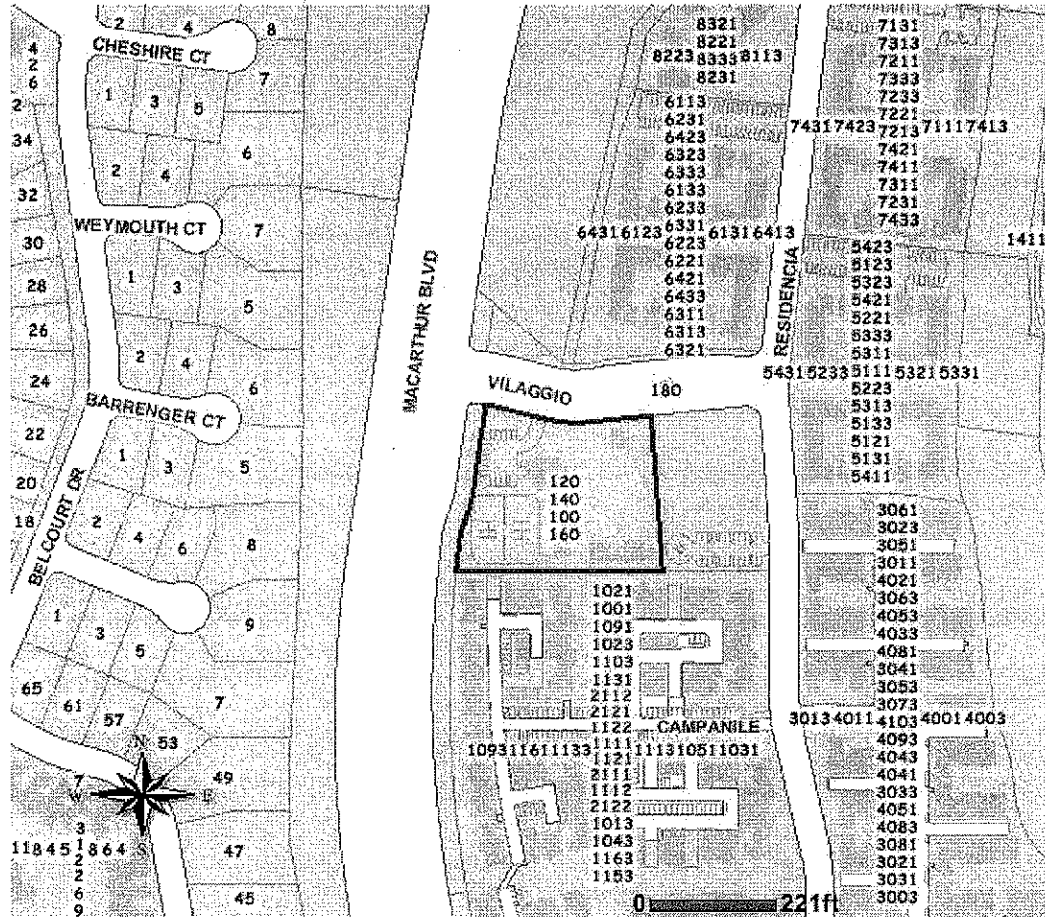
JSG:cs/rm

Attachments: Vicinity Map
Sign Table/Matrix

Appeared in Opposition: None

Appeared in Support: None

VICINITY MAP



Modification Permit No. MD2008-042
PA2008-187

100 Vilaggio

Table/Matrix
MD2008-042 (PA2008-187)

100 Vilaggio
 Newport Beach, CA 92660

Designated Frontages: MacArthur Blvd
 Bonita Canyon Rd

Sign Designation	MacArthur Blvd Frontage	Bonita Canyon Rd Frontage
Monument or Wall Signs		1 ground sign: max height 6 feet, max sign area 40 sq ft
"Special Purpose"/Leasing Signs		1 special purpose pole sign: max 12-foot pole height, max 12 sq ft sign area
APPROVED PER MD2006-021 (PA2006-039) ON FEBRUARY 27, 2006		
Monument or Wall Signs	As currently exists at the main entrance	
"Special Purpose"/Leasing Signs	1 special purpose pole sign: max 12-foot pole height, max 12 sq ft sign area	1 special purpose pole sign: max 12-foot pole height, max 12 sq ft sign area

NOTE: Area is measured by two perpendicular sets of parallel lines that surround the proposed logo and sign copy. Signs approved per MD2008-042 are in addition to those approved per MD2006-021.