



**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 Zoning Administrator, and/or Planning Division staff for the week ending November 5, 2021.

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

Item 1: Pacifica Christian Comprehensive Sign Program No. CS2021-007 (PA2021-178)
Site Address: 1499 Monrovia Avenue

Action: Approved Council District 2

Item 2: The Garden Comprehensive Sign Program No. CS2019-013 (PA2019-247)
Site Address: 2902 West Coast Highway and 177, 149, 191 Riverside Avenue

Action: Approved Council District 3

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
www.newportbeachca.gov

ZONING ADMINISTRATOR ACTION LETTER

Subject: Pacifica Christian Sign Program (PA2021-178)
▪ Comprehensive Sign Program No. CS2021-007

Site Location 1499 Monrovia Avenue

Applicant Gerard Signs & Graphics, Inc

Legal Description Portion of Parcel 2 of LLA 2007-002

On November 4, 2021, the Zoning Administrator approved Comprehensive Sign Program No. CS2021-007. This approval is in accordance to the provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code (NBMC).

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** PI (Private Institutions)
- **Zoning District:** PI (Private Institutions)

SUMMARY

A comprehensive sign program is required to allow a new monument sign along the front property line to deviate from several NBMC standards. The other signs included in this sign program are a wall sign on the rear of the property and an address sign on the front of the building. The only other signs on the property are incidental signs such as parking and directional signage. No additional freestanding signs are proposed. The request includes deviations to the following standards:

1. Minimum distance from the sign to the property line (5 feet required versus 2 feet 1 inch proposed)
2. Maximum width of sign (4 feet 6 inches maximum allowed versus 14 feet 6 inches proposed)
3. Minimum distance from a driveway (10 feet required versus approximately 1 foot 6 inches proposed)
4. Inclusion of site address plate on the monument sign (large address posted on building instead of monument sign)
5. Location of wall sign (proposed sign extends above the parapet of the building)
6. Location of wall sign (proposed sign not located within the middle 50 percent of the frontage)
7. Type of sign allowed on the second story (proposed sign is a wall sign versus a window or awning sign).

The property is located within the PI (Private Institutions) Zoning District and General Plan land use designation.

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

FINDINGS AND STANDARDS FOR APPROVED SIGNS

Finding

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

Fact in Support of Finding:

1. Class 11 exempts minor structures accessory to existing commercial and institutional facilities, including signs. The proposed signs are incidental and accessory to the principal institutional 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 whenever a proposed sign does not meet the size, type, or location standards of the NBMC. In this case, the proposed monument sign includes four (4) deviations to size and location standards of the NBMC and the wall sign includes three (3) deviations to location and sign type standards of the NBMC. The deviations are minor and result in enhanced maneuverability and visibility.
2. The purpose of the Sign Standards (NBMC 20.42.010 – Purpose) is to allow each sign user an opportunity for adequate identification while guarding against the excessive and confusing proliferation of signs by appropriately regulating the time, place, and manner under which signs may be displayed. The proposed sign program allows the user to provide adequate identification for the use while limiting the number and area of signs.
3. The Comprehensive Sign Program complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards). The monument's proximity to the property line and driveway provides necessary identification and visibility for motorists travelling along Monrovia Avenue and West 15th Street.

4. The purpose of a comprehensive sign program is to integrate all of a project's signs, including a project identification sign, with the overall site design and the structures' design into a unified architectural statement. The proposed monument sign and wall signs have a similar contemporary institutional style that is consistent with the design theme of the building.

Standard

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

Facts in Support of Standard

1. The proposed wall signs and monument sign utilize similar materials and are compatible with the design style of the building.
2. The proposed signage complies with the maximum square footage and height standards of the NBMC. Further, only three (3) signs are requested on the relatively large 0.8-acre site, reducing the potential for sign clutter or proliferation.
3. Proposed monument signage has been consolidated to one (1) free-standing sign that will identify the institutional use. The proposed sign will ensure adequate visibility is provided on site from adjacent roadways.

Standard

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

Facts in Support of Standard

1. The Comprehensive Sign Program addresses all project signage. Temporary and exempt signs not specifically addressed in the sign program shall be regulated by the provisions of Newport Beach Municipal Code Chapter 20.42 (Sign Standards).
2. The proposed wall sign along Monrovia Avenue is an address sign, which is typically an exempt sign type. However, the sign does not comply with the maximum size limits for exempt signs and has been specifically included within this comprehensive sign program.

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 project site will be utilized as an institutional use and has been designed to be effective for such a use.
2. It is not anticipated that future revisions to the program will be necessary to accommodate normal changes in use. Unlike a commercial building with changing tenants, an institutional use does not experience the same type of turnover. Nonetheless, flexibility has been incorporated into the Sign Program Matrix (Attachment No. ZA 2) to allow minor deviations from the proposed signs.
3. Consistent with NBMC Chapter 20.42, the Director may approve minor revisions to the Sign Program if the intent of the original approval is not affected.

Standard

F. The program shall comply with the standards of this Chapter [Chapter 20.42], except that deviations are allowed with regard to sign area, total number, location, and/or height of signs to the extent that the Comprehensive Sign Program will enhance the overall development and will more fully accomplish the purposes and intent of this Chapter [Chapter 20.42].

Facts in Support of Standard

1. The Comprehensive Sign Program requests deviation in the location of wall signs and the size and location standards for freestanding signs which will enhance the identification and visibility of the use from adjacent roadways.
2. The proposed monument sign includes four (4) deviations to standards of the NBMC. The deviations are minor and result in the creation of an additional parking space on the property.
3. The proposed deviation to maximum width of the monument sign is intended to create a wide and short sign that allows for more visibility over the sign. The total area of the monument sign may not exceed 75 square feet, where the proposed monument sign is only 43.5 square feet or approximately 48 percent of the allowed size. Additionally, the maximum height of the sign is 6 feet (average height), whereas only 3 feet is proposed or 50 percent of the maximum height. Therefore, the deviation to maximum width does not create a larger overall sign. The deviations to the sign width allow for a shorter and wider sign that is less bulky.

4. The proposed deviations to location of the monument sign allow for a new parking space to be created behind the monument sign. Under current conditions the area behind the existing sign space is unusable for parking due to insufficient width. Even if a small vehicle could park, the existing monument sign would block the vehicle's door from opening. Allowing the sign to be located closer to the driveway (within 2 feet) and closer to the front property line (within 2 feet 1 inch) allows the space behind the monument to be redesigned as a parking space that meets the required dimensions. Because the sign is only 3 feet high, drivers and pedestrians would maintain adequate visibility turning in and out of the driveway. The Public Works Department has reviewed the proposed monument sign for compliance with line-of-sight standards and accepted the design.
5. Monument signs are required to include an address plate. However, in order to reduce the height of the monument sign and increase visibility of the address, the address has been placed directly on the building face in an appropriate location. The monument sign and address sign are located on the same frontage on Monrovia Avenue and would meet the purpose and intent of this standard.
6. The proposed wall sign located along the extension of the West 15th Street right of way includes a feature that extends beyond the parapet of the building. The proposed sign wraps around the edge of the roof to secure the sign to the building face. The sign would project approximately 8 inches from the face of the building (i.e. facade) and the area that is located on top of the roof would be approximately 3 feet in depth from the face of the building. The sign would only project approximately 4 inches above the roof, making the slight deviation to the Code barely visible. Additionally, this portion of the roof is on the second story and the portion that wraps around the roof would likely not be visible to pedestrians along the extension of West 15th Street or Monrovia Avenue.
7. Wall signs on the second story are limited to awning signs only, whereas the proposed second story sign type is a wall sign. The proposed deviation to sign type on the second story is common and allows for greater visibility in the vicinity to allow users and visitors of the site to locate the building.
8. The placement of the proposed wall sign on the side of the building does not provide the required placement within the center 50 percent of the frontage. However, the architectural features and treatment of the building make it difficult to comply with this standard. There are no other signs on this frontage, so relief to this location requirement would not result in visual clutter and would satisfy the intent of the Zoning Code provisions.

Standard

G. The approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter [Chapter 20.42].

Fact 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.

Fact in Support of Standard

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

CONDITIONS

1. The development shall be in substantial conformance with the approved site plan, details, and elevations, except as noted in the following conditions.
2. *Applicant shall comply with conditions of approval in the letter dated January 22, 2021 from the City Manager related to the lease agreement for the property.*
3. Upon demolition or substantial structural and nonstructural changes to the exterior of the development on which this approval is based, this Comprehensive Sign Program shall be rendered nullified and a new Comprehensive Sign Program shall be obtained for the new or altered development in accordance with the Newport Beach Zoning Code Provisions in effect at the time the new development is approved.
4. Locations of the signs are limited to the designated areas and shall comply with the limitations specified in the Sign Program Matrix included in Attachment No. ZA 2.
5. All signs shall be maintained in accordance with Section 20.42.170 (Maintenance Requirements) of the Newport Beach Municipal Code. Temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions of Chapter 20.42 of the Newport Beach Municipal Code.
6. The applicant shall provide Sight Distance Exhibits for review and approval by the Public Works Department prior to issuance of building permits.
7. In accordance with Municipal Code Section 20.42.120.F of the Zoning Code, the Community Development Director may approve minor revisions to the Sign Program if the intent of the original approval is not affected. This may include minor deviations to size, location, or type of sign.
8. A building permit shall be obtained prior to commencement of the construction and/or installation of the signs.

9. A copy of the approval action letter, including conditions of approval and sign matrix, shall be incorporated into the City and field sets of plans prior to issuance of the building permits for the freestanding signs, and the initial wall sign installations to identify this approval as the authority for location, size and placement.
10. 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 ***Pacifica Christian Sign Program*** including, but not limited to **Comprehensive Sign Program No. CS2021-007 (PA2021-178)** and the determination that the project is exempt under the requirements of the California Environmental Quality Act. 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.

Prepared by:

Approved by:



Liz Westmoreland, Associate Planner



Jaime Murillo
Zoning Administrator

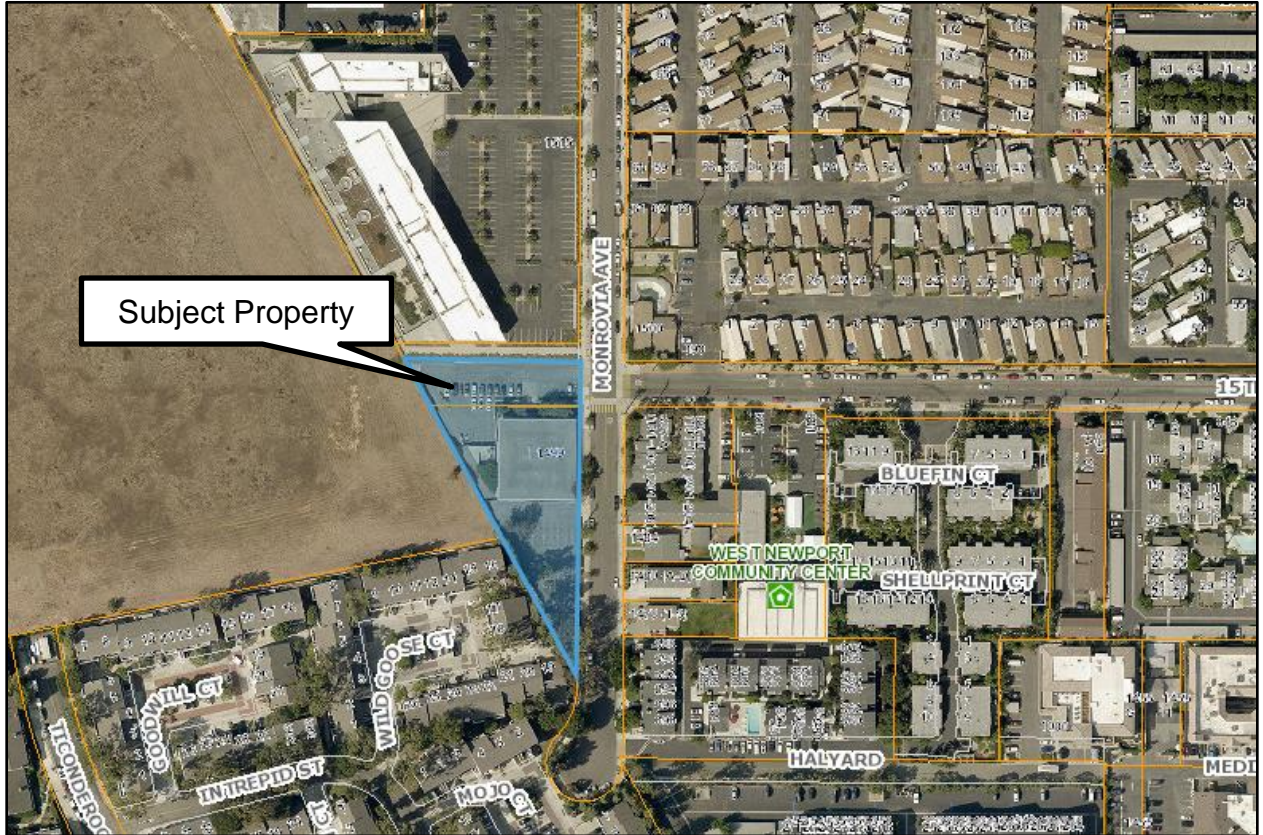
MS/law

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

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. CS2021-007
PA2021-178

1499 Monrovia Avenue

Attachment No. ZA 2

Comprehensive Sign Program Matrix

	Monrovia Avenue	West 15th Street Extension	Banning Ranch and Parking Lot frontages*
Wall Sign(s)	N/A	Max. Number: One Max. Area: 34 sq. ft. Max Height: 60 inches	Max Number: One per frontage Max Area: Comply with NBMC Section 20.42 Max Height: Comply with NBMC Section 20.42
Address Wall Sign	Max. Number: One Max. Area: 4 sq. ft. Max Height: 14 inches	N/A	
Monument Sign	Max. Number: One Max. Area: 44 sq. ft. Max. Height: 3 feet Max. Width: 14.5 feet	N/A	

*Intended for the two building frontages that do not face Monrovia Avenue or West 15th Street.

Attachment No. ZA 3

Project Plans

SIGN MATRIX

Application No. Comprehensive Program # CS2021-007

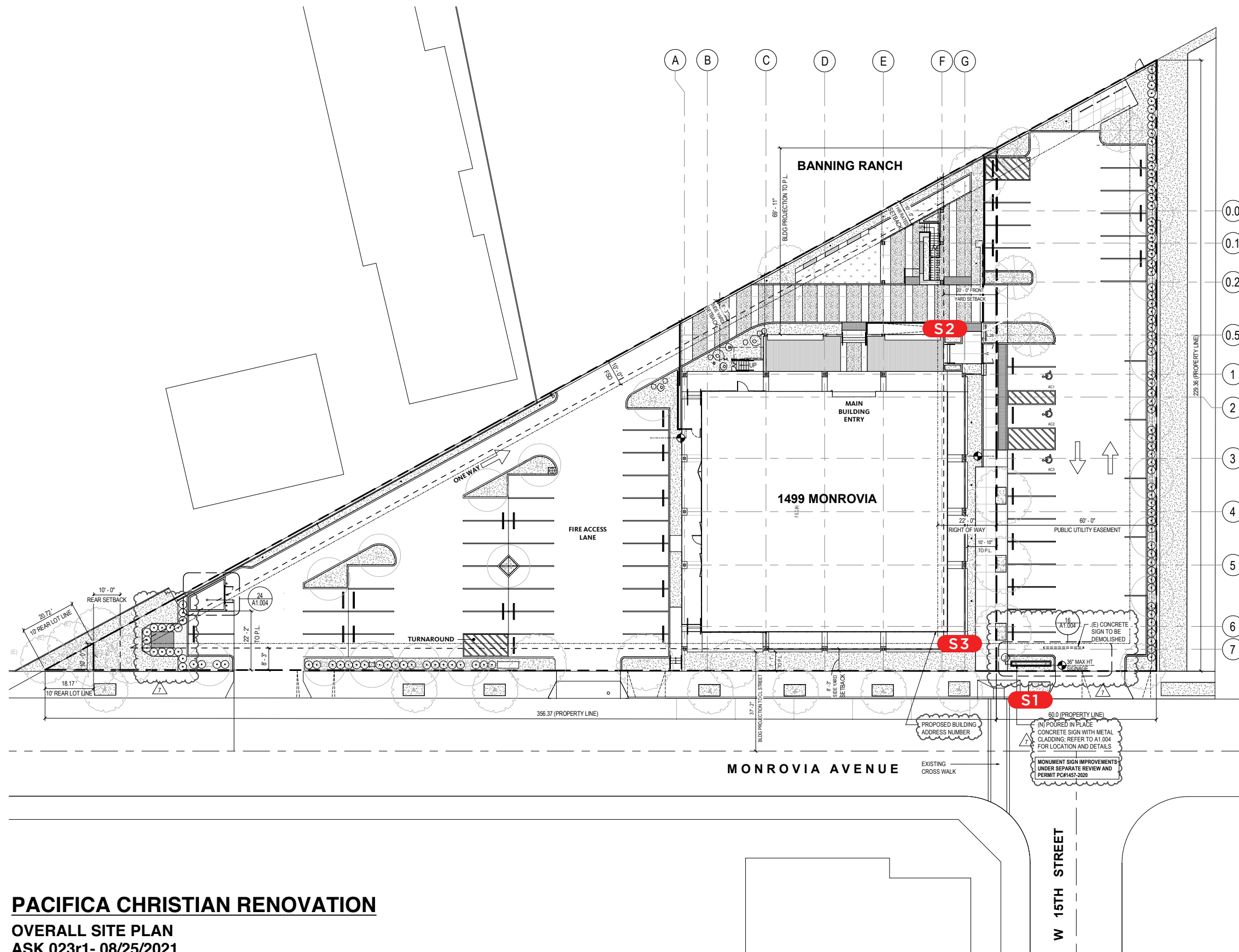
Address: 1499 Monrovia Avenue, Newport Beach CA

Name: Pacifica Christian High School

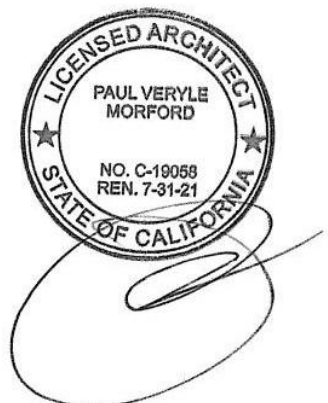
Type of Sign	Size & Height	Sheet#	Location	Illuminated	Qty.
Monument Sign	174" wide x 36" high	S1	Landscape Area	Yes *	One
Wall Sign	60" wide x 80" high	S2	Top of Building	No	One
Address Numbers	38" wide x 14" high	S3	Front of Building	No	One

* Monument Sign Illumination Detail: Internally Illuminated with the MODA Graze L27 Light Fixture with Fluorescent T12/CW Cool White. See Sheet number S1 page four /21/A1.004 Section Detail at the Monument Sign for more information.

Contact Information: Gerard Signs & Graphics, Inc. 2000 Placentia Avenue Costa Mesa, CA 92672
 Attn: Grant Bjorn Phone 949.285.9044 email address: Grant@GerardSigns.com



- LEGEND**
- — — — — PROPERTY LINE
 - — — — — FIRE SEPARATION LINE
 - NOTE: AREA FROM PROPERTY LINE TO FIRE SEPARATION DISTANCE LINE OF 10' - 0" REQUIRES 1 HR FIRE RATING.
 - - - - - SET BACK LINE
 - [Pattern] NEW PLANTING AREA (REFER TO LANDSCAPE & CIVIL FOR ADDITIONAL SCOPE AND INFO)
 - [Pattern] ARTIFICIAL TURF (REFER TO LANDSCAPE & CIVIL FOR ADDITIONAL SCOPE AND INFO)
 - [Pattern] EXTERIOR CONCRETE (REFER TO LANDSCAPE & CIVIL FOR ADDITIONAL SCOPE AND INFO)
 - [Pattern] EXTERIOR CONCRETE (SANDBLAST) (REFER TO LANDSCAPE & CIVIL FOR ADDITIONAL SCOPE AND INFO)
 - PLANTING, REFER TO LANDSCAPE DWGS
 - PLANTING, REFER TO LANDSCAPE DWGS
 - ⊞ TREE, REFER TO LANDSCAPE DWGS



PACIFICA CHRISTIAN RENOVATION
OVERALL SITE PLAN
 ASK 023r1- 08/25/2021

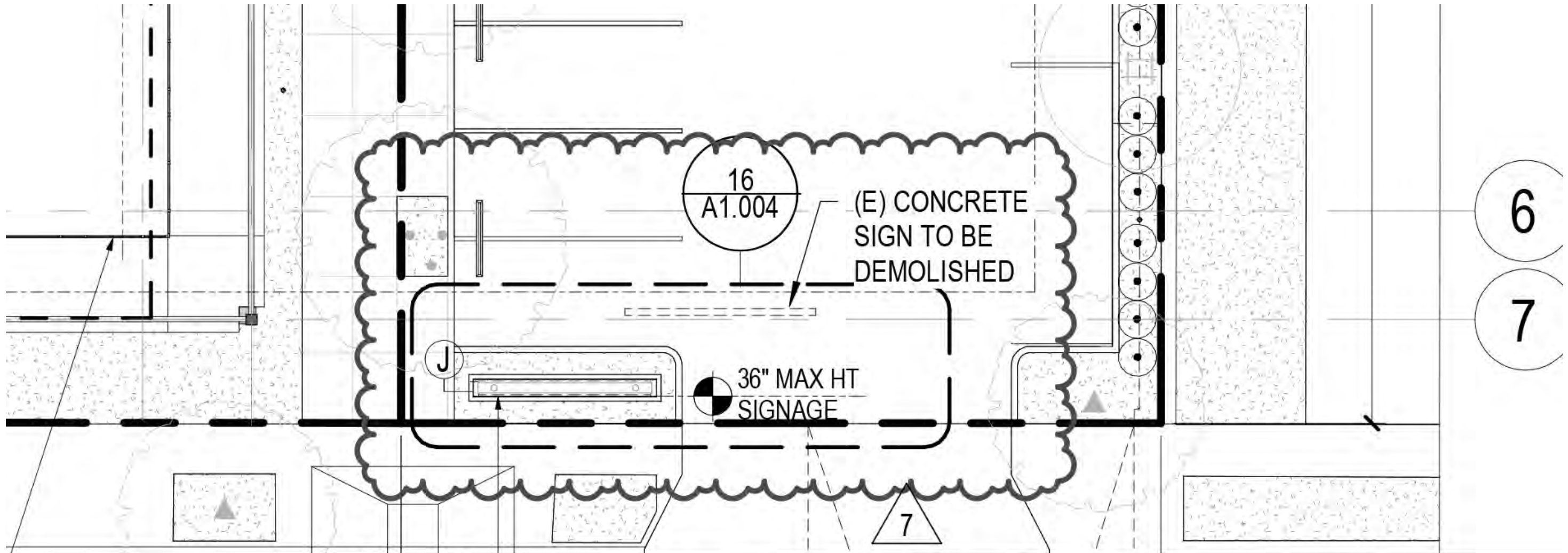
Gensler

CAMPUS PROPERTY SIGNAGE

ORIGINAL ARCHITECT RENDERING - SEE NEXT PAGES FOR FINAL MONUMENT DETAILS & DESIGN



← PARKING SPOT



PROPOSED BUILDING ADDRESS NUMBER

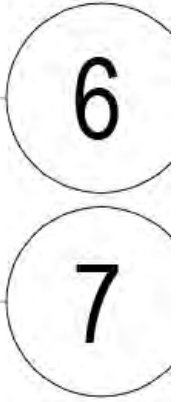
60.0 (PROPERTY LINE)



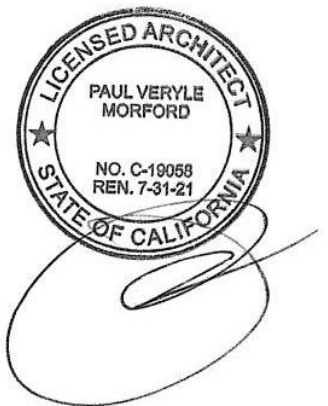
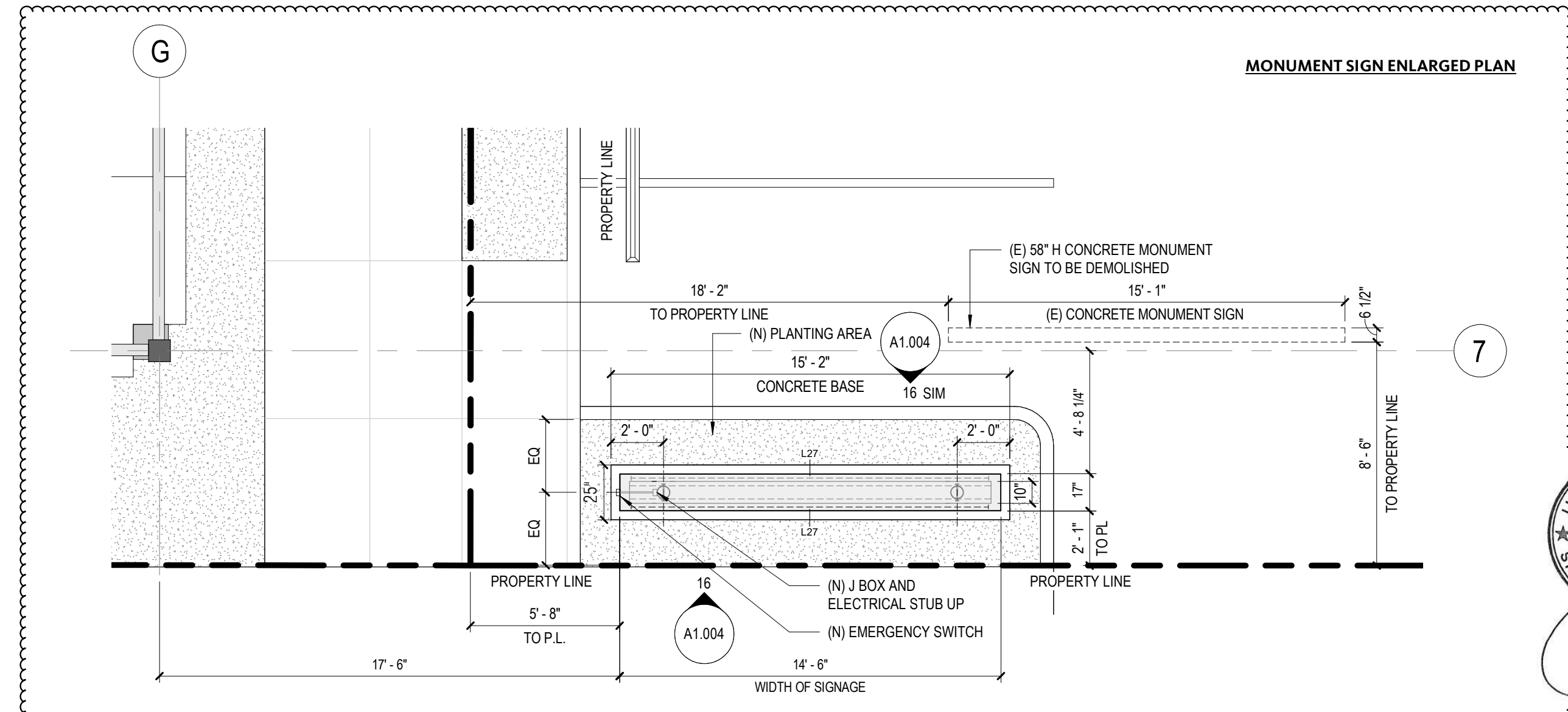
(N) POURED IN PLACE CONCRETE SIGN WITH METAL CLADDING; REFER TO A1.004 FOR LOCATION AND DETAILS

MONUMENT SIGN IMPROVEMENTS UNDER SEPARATE REVIEW AND PERMIT PC#1457-2020

EXISTING CROSS WALK



Project	Project Number
Description	Issue / Rev
Prepared By	Drawing Scale
	Date
	File
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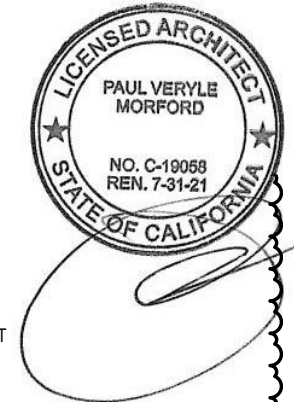


16 MONUMENT SIGN PLAN AND ELEVATION 16/A1.004

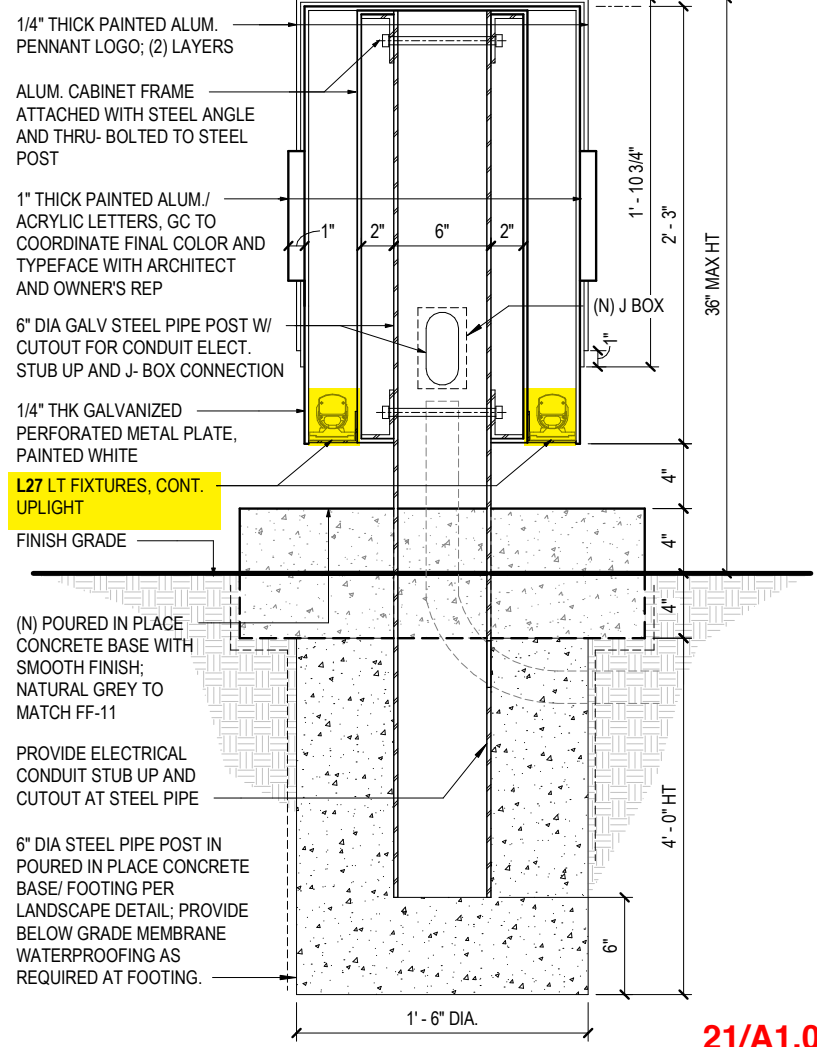
SCALE: 3/4" = 1'-0"

NOTE: MONUMENT SIGN IMPROVEMENTS UNDER SEPARATE REVIEW/ PERMIT

Project	Project Number
Description	Issue / Rev
Prepared By	Drawing Scale
	Date
	File
	This is page
	of



NOTE: MONUMENT SIGN IMPROVEMENTS UNDER SEPARATE REVIEW/PERMIT

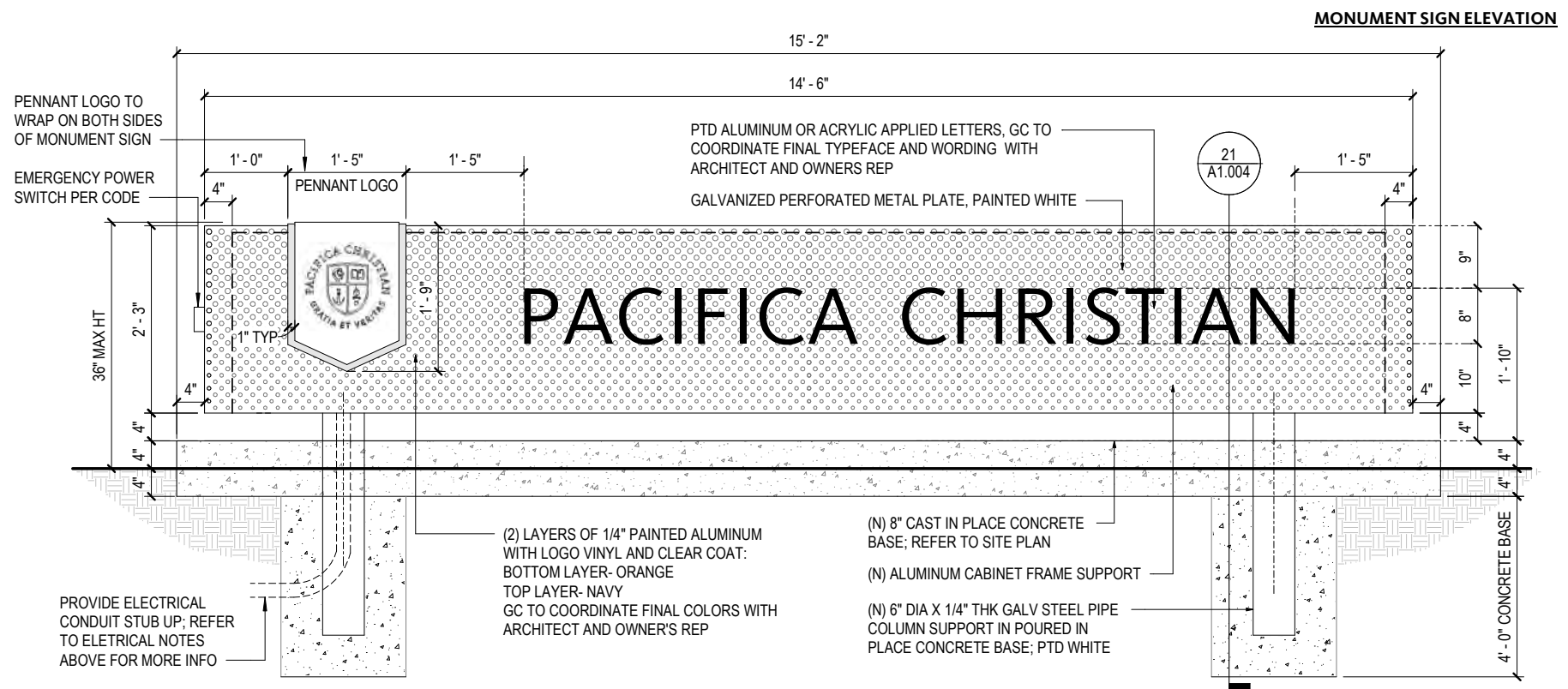


21 SECTION DETAIL AT MONUMENT SIGN
SCALE: 1 1/2" = 1'-0"


(N) MONUMENT SIGN WITH METAL CLADDING TO BE A MAXIMUM HEIGHT OF 36" ABOVE EXISTING FINISHED GRADE.

PROVIDE (N) PERFORATED CLADDING AS INDICATED ON ELEVATION BELOW. GC TO PROVIDE (N) J BOX/ POWER W/ HARDWIRE CONNECTION TO MONUMENT SIGN. SAFE OFF FOR SIGNAGE FABRICATOR TO CONNECT AND COORDINATE LOCATION IN FIELD.

NOTE: GC TO PROVIDE FINISH PAINT SAMPLE FOR FINAL APPROVAL



16 MONUMENT SIGN PLAN AND ELEVATION 16/A1.004 **NOTE: MONUMENT SIGN IMPROVEMENTS UNDER SEPARATE REVIEW/PERMIT**
SCALE: 3/4" = 1'-0"

Submitted by Performance Lighting Systems		Catalog Number: MGE-SO-S1-S-35H-4-310 + MLCE-US-3PIN-B-25FT + MTE-3PIN-B + 250-0000-03	Type: L27-12'
	Job Name: Pacifica Christian Architect: Gensler & Associates - OC (Newport Beach) Engineer: Glumac Engineers - Irvine (Irvine)		

moda**LIGHT**[®]
PRODUCT GUIDE

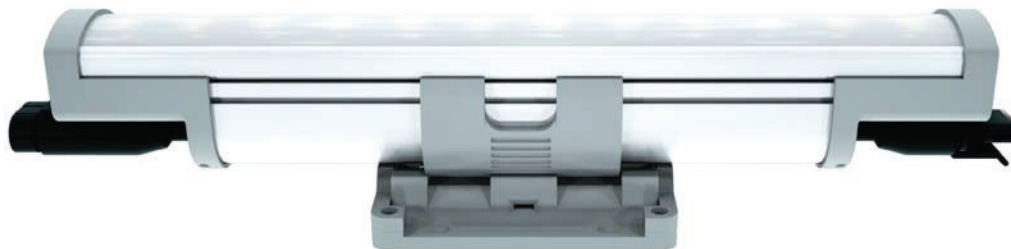
MODA GRAZE[®] EXTERIOR ELV

Client: _____ Project Name: _____

MODA Contact: _____ E-Mail: _____

SKU: _____ Type: _____ PO#: _____ Quantity: _____

Notes: _____



Specification Grade Premium Exterior Graze Fixture.

MODA GRAZE Exterior is a new patent pending cove lighting system designed for exterior applications. Utilizing MODA's latest software and dimming technology with its onboard dimming chipset and MODA firmware, this series can dim to 0% smoothly without any flicker or noise and simultaneously synchronize dim with every fixture. Electronic Low Voltage dimming has no minimum run lengths. With MODA's methods of precision and high standards of work, MODA achieves perfect illumination. Color Rendering Index is at a MODA standard of 94-98. R1 - R15 values are in excess of 90. No striations, no color over angle, and no dark spots.

Small in physical size, yet powerful with up to 1200 lm/ft. Wall wash any applications with a choice of 6°, 10°, 25°, 40°, 10°x40°, 30°x60° or forward throw asymmetric beam patterns for SO+ and HO or 30°x100° for LO, SO or HO+ Lumen packages. Standard color temperatures available are 2200K, 2700K, 3000K, 3500K, and 4000K. Other CCT are available by request. 100-277V AC, 50/60Hz power input allows these fixtures to be installed anywhere in the world. New patent pending locking bracket rotates 180° for a multitude of light directions. Rugged aluminum design. Protected from corrosion and harsh weather conditions by MODA GUARD—a tough seal which protects the fixture. Fast installation is achieved with MODA KWIK CONNECT plugs and install-integral thumb latch connectors. Choice of five lumen packages ranging from 200 lm/ft to 1200 lm/ft. Available in 1ft & 4ft sections. Series is designed for driver or light engine to be factory replaced at its end of life or recycled.

Designed and developed in Las Vegas, USA by MODA.

Due to continuous improvements and innovations, specifications may change without notice. Please refer to our website for current technical data. These figures are provided as a guideline only and may vary with differing power supplies and installations. All rights reserved. E&OE.

Job Name:

Pacifica Christian
Architect: Gensler & Associates - OC
(Newport Beach)
Engineer: Glumac Engineers - Irvine (Irvine)

Catalog Number:

MGE-SO-S1-S-35H-4-310 + MLCE-US-3PIN-B-
25FT + MTE-3PIN-B + 250-0000-03

Notes:**Type:****L27-12'**

PLS20-329298

modaLIGHT[®]

PRODUCT GUIDE

FEATURES**PHYSICAL**

Dimensions	L: 1ft 1 25/32in (349.69mm) W: 2 13/16in(71.81mm) L: 4ft 19/32in (1.23m) H: 2 7/8in(73.42mm)
Applications	Graze, Accent & Indirect General Illumination
Construction	Pure Aluminum Body, Polycarbonate Mounting Bracket and Lens
Ingress Protection	Dry/Damp Location IP66
Thermal Management	MODA Aluminum Heat Sink
Beam Angle	6°, 10°, 25°, 40°, 10°x40°, 30°x60°, forward throw asymmetric, or 30°x100° optic options
Fixture Connections	Integral Male & Female Connectors
Operating Temperature	-40°F ~ 122°F (-40°C ~ 50°C)
Storage Temperature	-40°F ~ 176°F (-40°C ~ 80°C)
Humidity	0-95% Non Condensing

OUTPUT

CCT & SDCM	2200K, 2700K, 3000K, 3500K, 4000K 2 Step MacAdam Ellipse
Color Bin Tolerance	Single Bin
CRI	94 - 98
Lumen Maintenance	90,000 Hours L70 @ 25°C 70,000 Hours L70 @ 50°C
Testing Data	Light Data LM-79-08 & LM-80-08

ELECTRICAL

Input Voltage	100-277V AC 50Hz/60Hz
Control	Electronic Low Voltage Reverse Phase Trailing Edge
Power Factor	≥ 0.98

BEAM ANGLES

	LO	SO	SO+	HO	HO+
6°			•	•	
25°			•	•	
40°			•	•	
10°x40°			•	•	
30°x60°			•	•	
Forward Throw					
Asymmetric			•	•	
30°x100°	•	•			•

CCT

	LO	SO	SO+	HO	HO+
22K	•	•			•
27K	•	•	•	•	•
1 Foot					
3K	•	•	•	•	•
35K	•	•	•	•	•
4K	•	•	•	•	•
22K	•	•			•
27K	•	•	•	•	•
4 Foot					
3K	•	•	•	•	•
35K	•	•	•	•	•
4K	•	•	•	•	•

• Available

MODA TECHNOLOGY

moda SOFTWARE [™]	moda ZERO BIN [™]
moda HARDWARE [™]	moda THERMAL MANAGEMENT [™]
moda PHOSPHOR [™]	moda AIRFLOW [™]
moda HIGH CRI [™]	moda COMMUNICATE [™]
moda DRIVER [™]	moda KWIK CONNECT [™]
moda GUARD [™]	moda SEAL [™]



RoHS ✓



Certification Tested to UL & CSA by Intertek For Use in USA & CANADA. Exceeds ANSI C78.377-2015, CE, C-Tick, RoHS, & WEEE Compliant.

Class 1

Warranty 3 Year Limited Warranty

modaLIGHT
 PRODUCT GUIDE

FIXTURES & ACCESSORIES



A - FIXTURE & LOCATION

MGE	—	Moda Graze Exterior
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B - LIGHT OUTPUT

LO	—	Low Output
SO	—	Standard Output
SO+	—	Standard Output Plus
HO	—	High Output
HO+	—	High Output Plus

C - SERIES NUMBER

S1

LENGTHS PER PLANS

D - PRODUCT FINISH

S — Silver

CONFIRM OPTICS

E - FIXTURE & LOCATION

22H*	—	2200K
27H	—	2700K
3H	—	3000K
35H	—	3500K
4H	—	4000K

*Not available for SO+ and HO

F - LENGTH

1	—	1FT
4	—	4FT

G - OPTIC

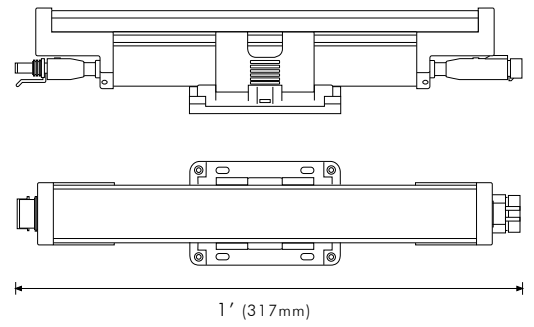
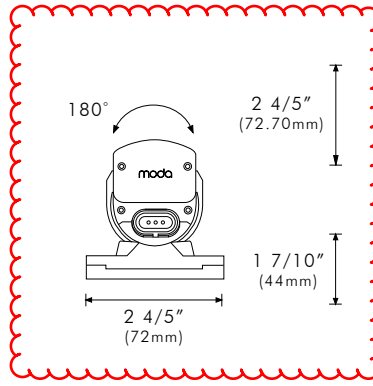
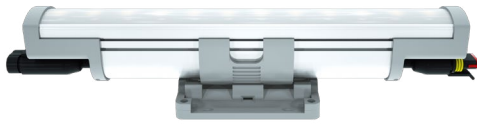
6*	—	6° x 6°
10*	—	10° x 10°
25*	—	25° x 25°
40*	—	40° x 40°
140*	—	10° x 40°
360*	—	30° x 60°
365*	—	Forward Throw Asymmetric
310**	—	30° x 100°

*Available only in SO+ and HO
 **Available only in LO, SO and HO+

ACCESSORIES	DESCRIPTION	SKU
Leader Cable US 3 Pin 25ft	Power to first fixture of run	MLCE-US-3PIN-B-25FT
Leader Cable US 3 Pin 50ft	Power to first fixture of run	MLCE-US-3PIN-B-50FT
Jumper Cable US 3 Pin 1ft	Connection between fixtures	MJCE-US-3PIN-B-1FT
Jumper Cable US 3 Pin 4ft	Connection between fixtures	MJCE-US-3PIN-B-4FT
Leader Cable EU 3 Pin 7.62m	Power to first fixture of run	MLCE-EU-3PIN-B-7.62M
Leader Cable EU 3 Pin 15m	Power to first fixture of run	MLCE-EU-3PIN-B-15M
Jumper Cable EU 3 Pin 300mm	Connection between fixtures	MJCE-EU-3PIN-B-300MM
Jumper Cable EU 3 Pin 1m	Connection between fixtures	MJCE-EU-3PIN-B-1M
Terminator 3 Pin	Must be fixed to last fixture for safety	MTE-3PIN-B
Exterior Bracket Lock	Holds fixture in place for vertical installations	MCGE-BL-G

CONTROLS	DESCRIPTION	SKU
Bridge 1 US	Allows user to convert a 0-10V dimming signal into an ELV dimming signal. North American Model	250-0000

Due to continuous improvements and innovations, specifications may change without notice. Please refer to our website for current technical data. These figures are provided as a guideline only and may vary with differing power supplies and installations. All rights reserved. E&OE.



ELV

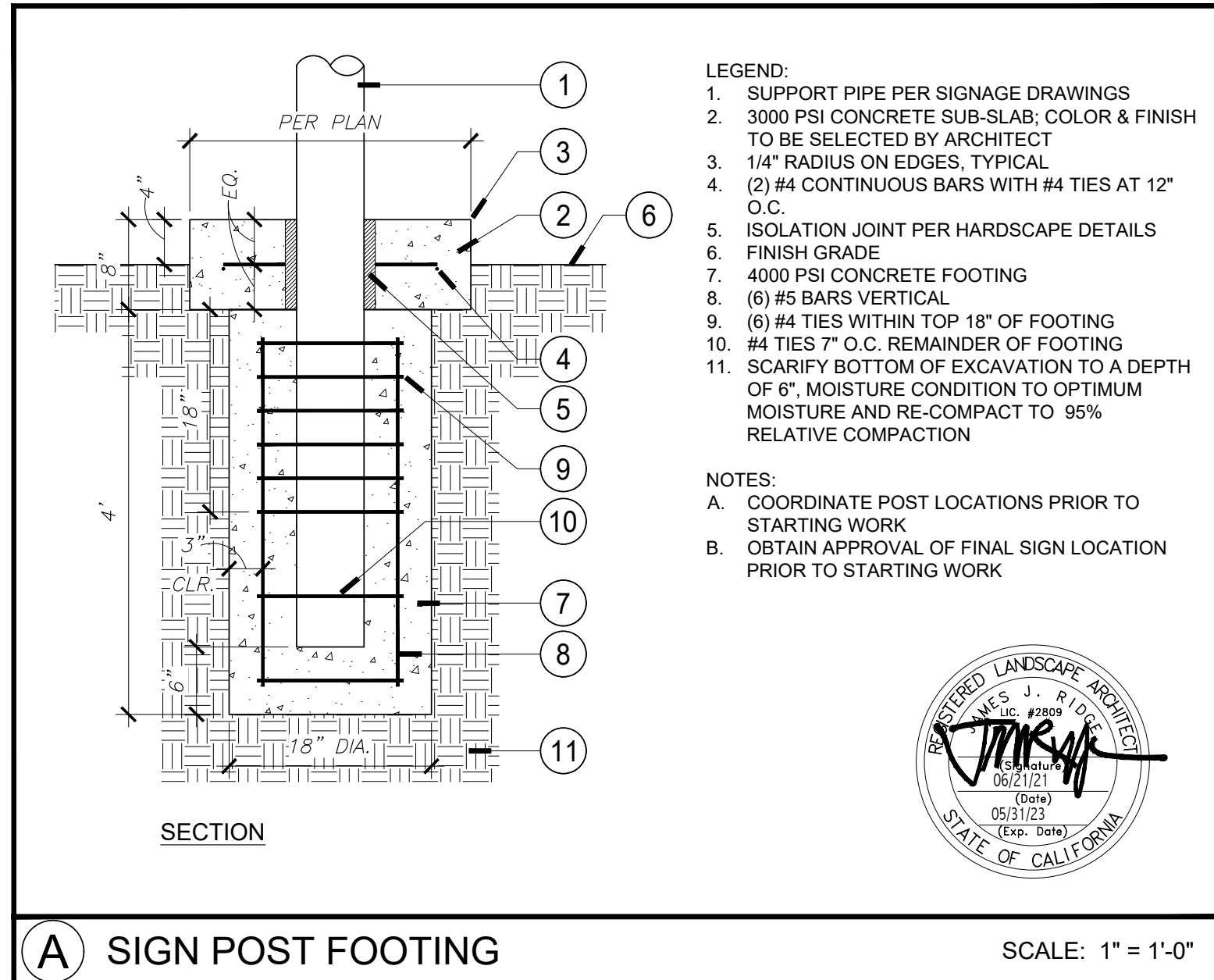
Output	CCT	6°		10°		25°		40°		10°x40°		30°x60°	
		Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy
SO+	27K	940.08	94.00	928.08	92.80	914.08	91.40	904.08	90.40	895.08	89.50	892.08	89.08
	3K	942.05	94.20	930.05	93.00	916.05	91.60	906.05	90.60	897.05	89.70	894.50	89.40
	35K	945.05	94.50	933.05	93.30	919.05	91.90	909.05	90.90	900.05	90.00	897.05	89.70
	4K	951.05	95.10	939.05	93.90	925.05	92.50	915.05	91.50	906.05	90.06	903.05	90.30
HO	27K	1190.26	119.02	1178.26	117.82	1164.26	116.42	1154.26	115.42	1145.26	114.52	1142.26	114.22
	3K	1320.36	132.03	1298.36	129.83	1284.36	128.43	1322.10	132.21	1265.36	126.53	1262.36	126.23
	35K	1358.10	135.81	1346.10	134.61	1322.10	133.21	1322.10	132.21	1313.10	131.31	1310.10	131.01
	4K	1407.15	140.71	1395.15	139.51	1381.15	138.11	1371.15	137.11	1362.15	136.21	1359.15	135.91

*2200k not available for SO+ or HO

Output	CCT	30°x60°x5°		Output	CCT	30°x100°		Output	Power Consumption 100-277V AC	Max Run Length					
		Lumens	Efficacy			Lumens	Efficacy			120V AC	277V AC				
SO+	27K	890.08	89.00	LO	22K	250.50	62.00	LO	4W	180 ft	360 ft				
	3K	892.05	89.20		3K	27K	310.00		77.00	SO	5W	120 ft	240 ft		
	35K	895.05	89.50			35K	4K		322.00		83.00	SO+	10W	60 ft	120 ft
	4K	901.05	90.10				4K		22K		339.80		67.96	HO	10W
HO	27K	1140.26	114.02	27K				27K	450.67		90.13		HO+		10W
	3K	1260.36	126.03		3K			3K	490.25	98.05	HO+				10W
	35K	1308.10	130.81			35K		35K	491.33	98.26		HO+			10W
	4K	1359.15	135.91				4K	4K	493.84	98.76				HO+	10W
HO	22K	1085.20	108.52	22K				22K	1085.20	108.52			HO+		10W
	27K	1219.74	121.97		27K			27K	1219.74	121.97	HO+				10W
	3K	1223.56	122.35			3K		3K	1223.56	122.35		HO+			10W
	35K	1236.09	123.60				35K	35K	1236.09	123.60				HO+	10W
4K	1240.01	124.00	4K	4K				1240.01	124.00	HO+			10W		60 ft

Due to continuous improvements and innovations, specifications may change without notice. Please refer to our website for current technical data. These figures are provided as a guideline only and may vary with differing power supplies and installations. All rights reserved. E&OE.

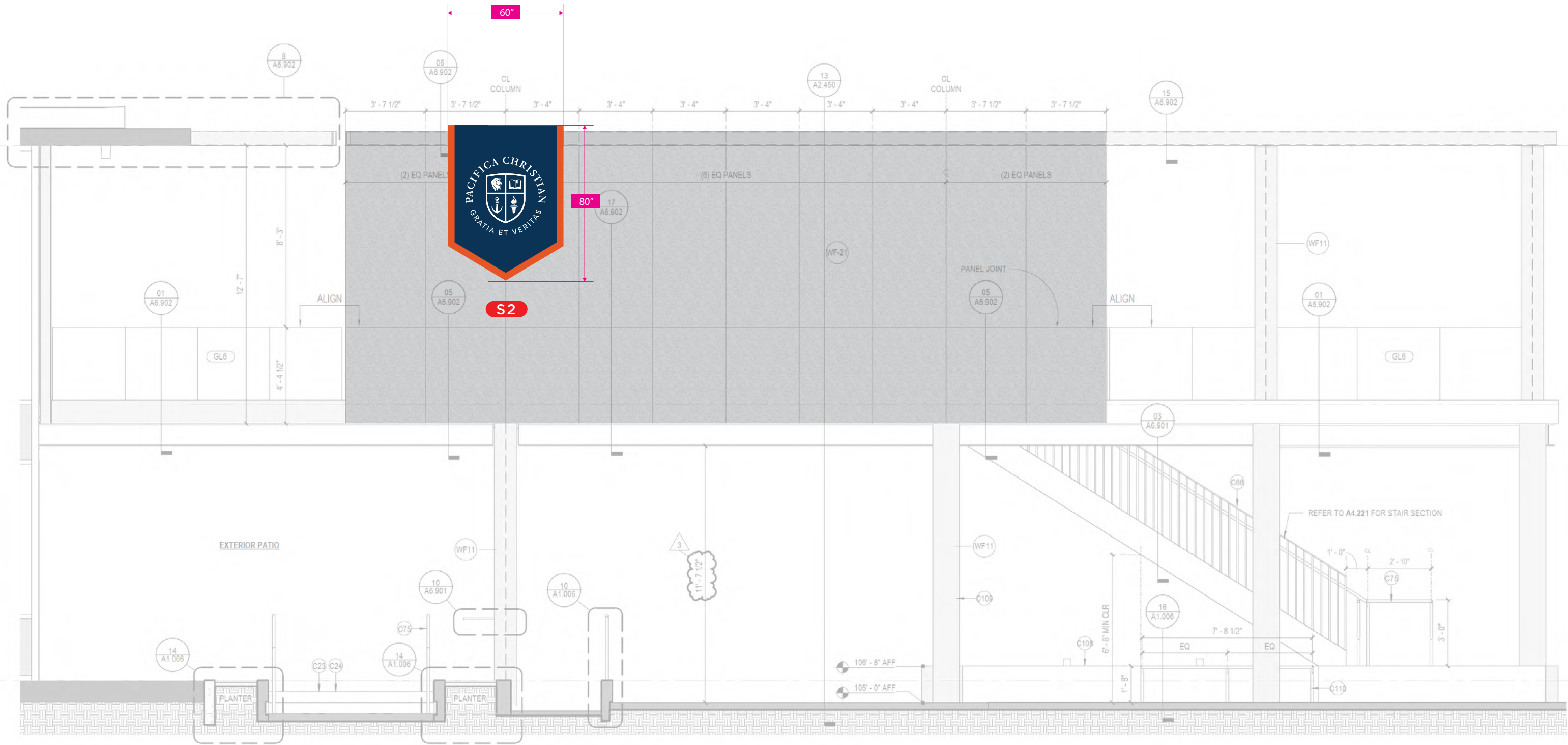
Project	Project Number
Description	Issue / Rev
Prepared By	Drawing Scale
	Date
	File
	This is page of



CAMPUS PROPERTY SIGNAGE

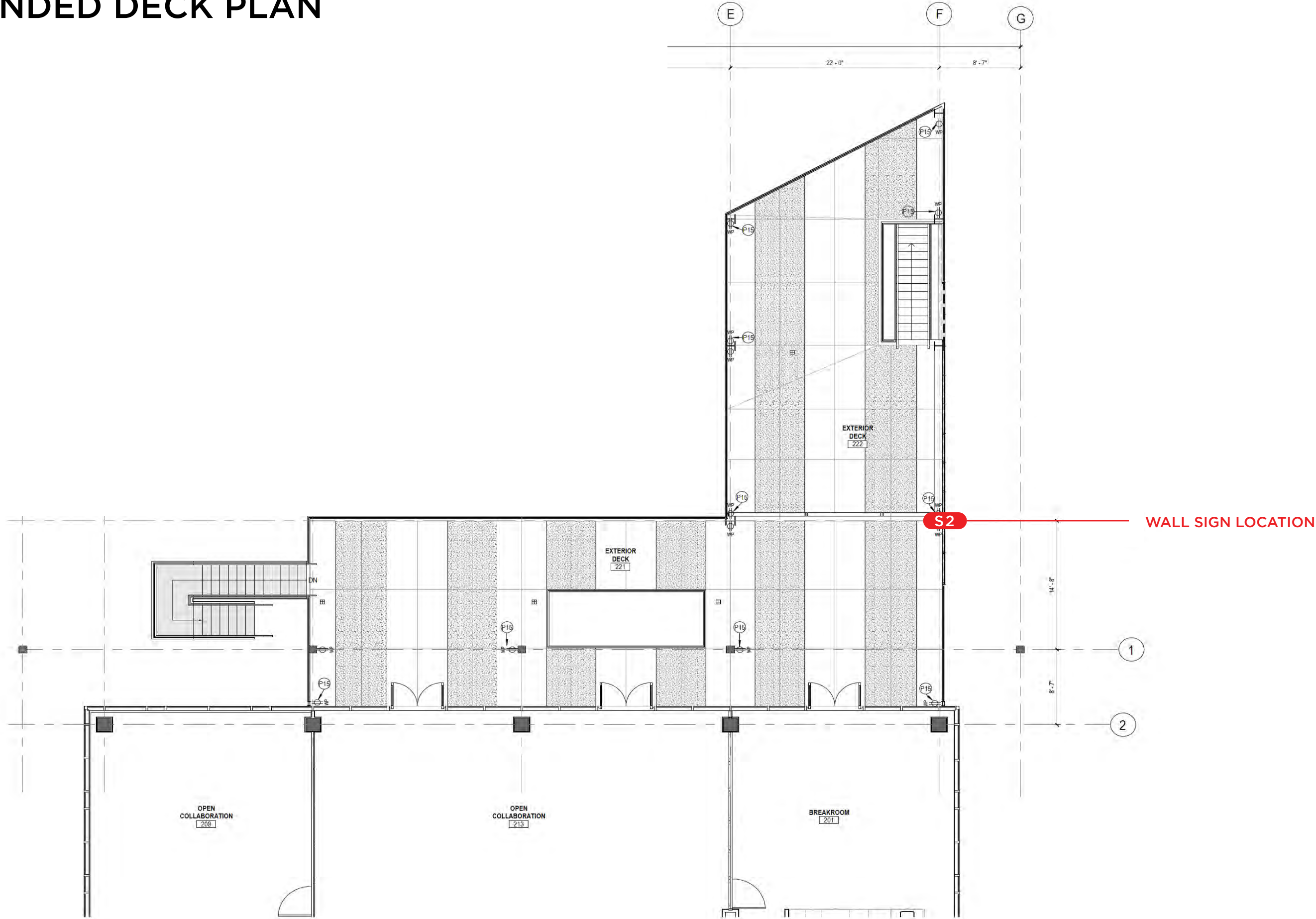
WALL SIGNAGE



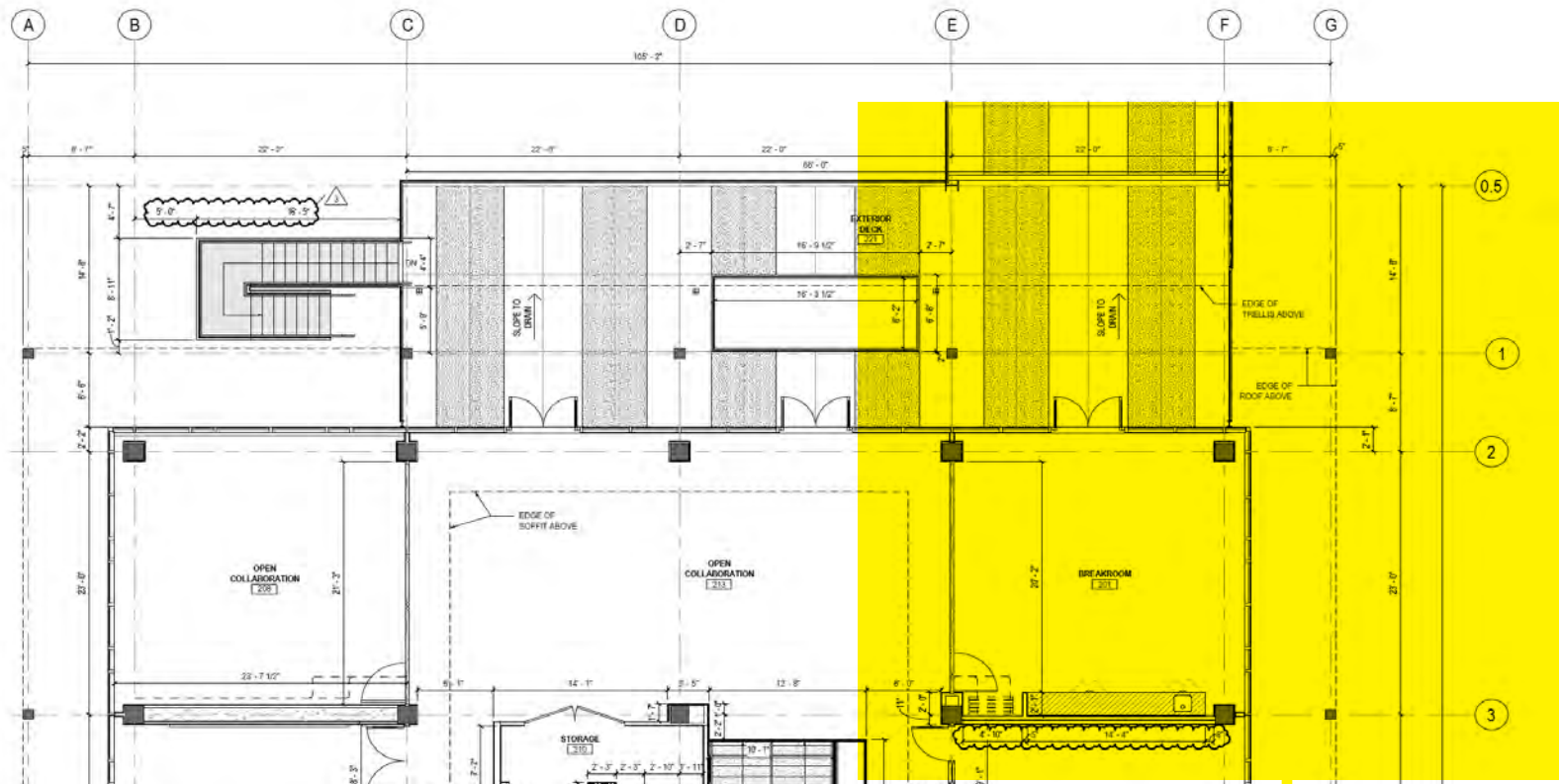


2 EXTERIOR WALKWAY AND STAIRS ELEVATION 2
 SCALE: 3/8" = 1'-0"

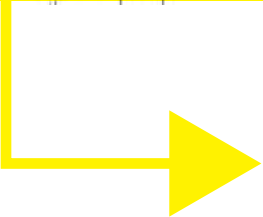
EXTENDED DECK PLAN



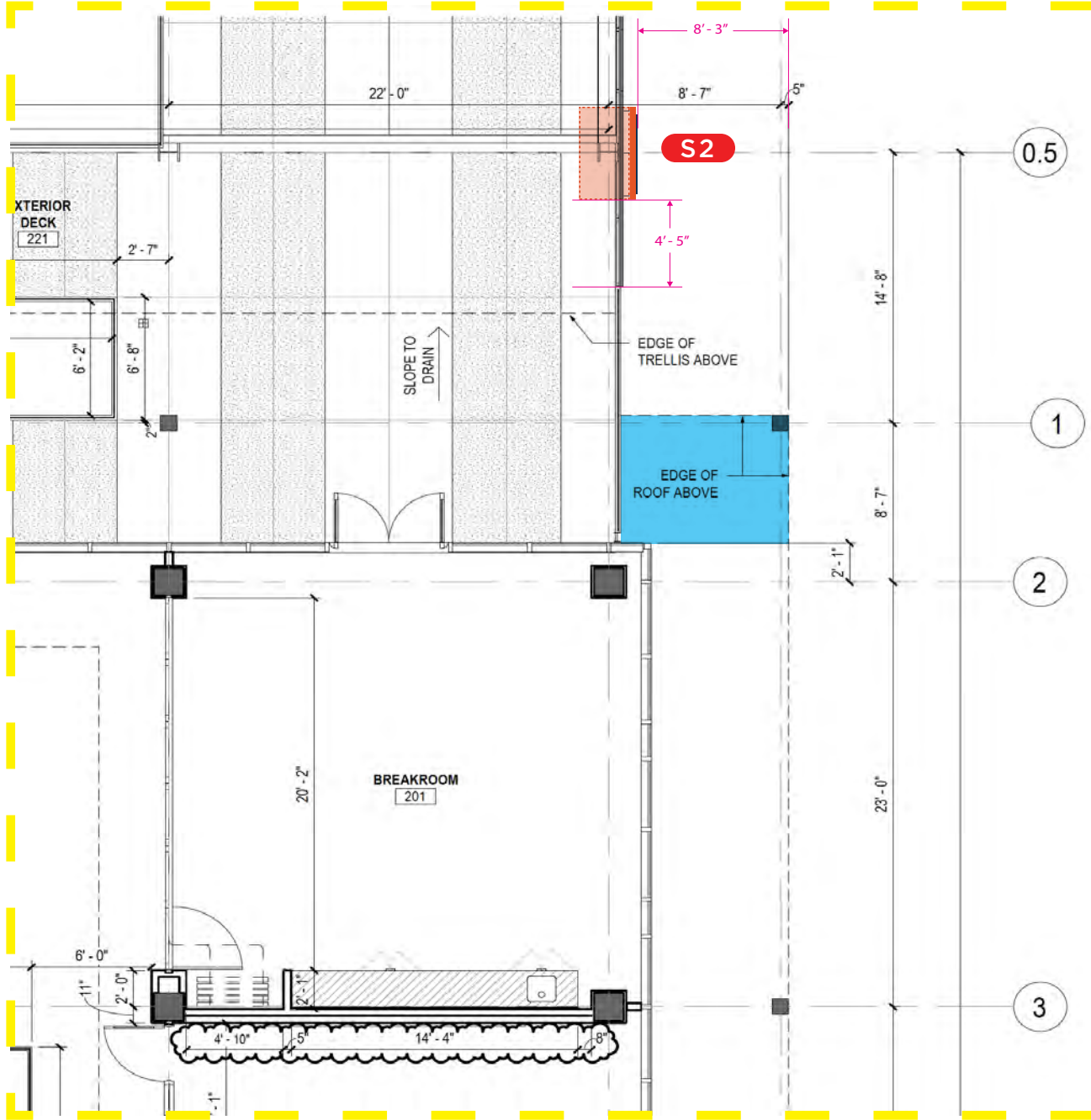
EXTENDED DECK PLAN



**WALL SIGN SITS 8' - 3" INSET FROM
EDGE OF MAIN BUILDING ROOFLINE**

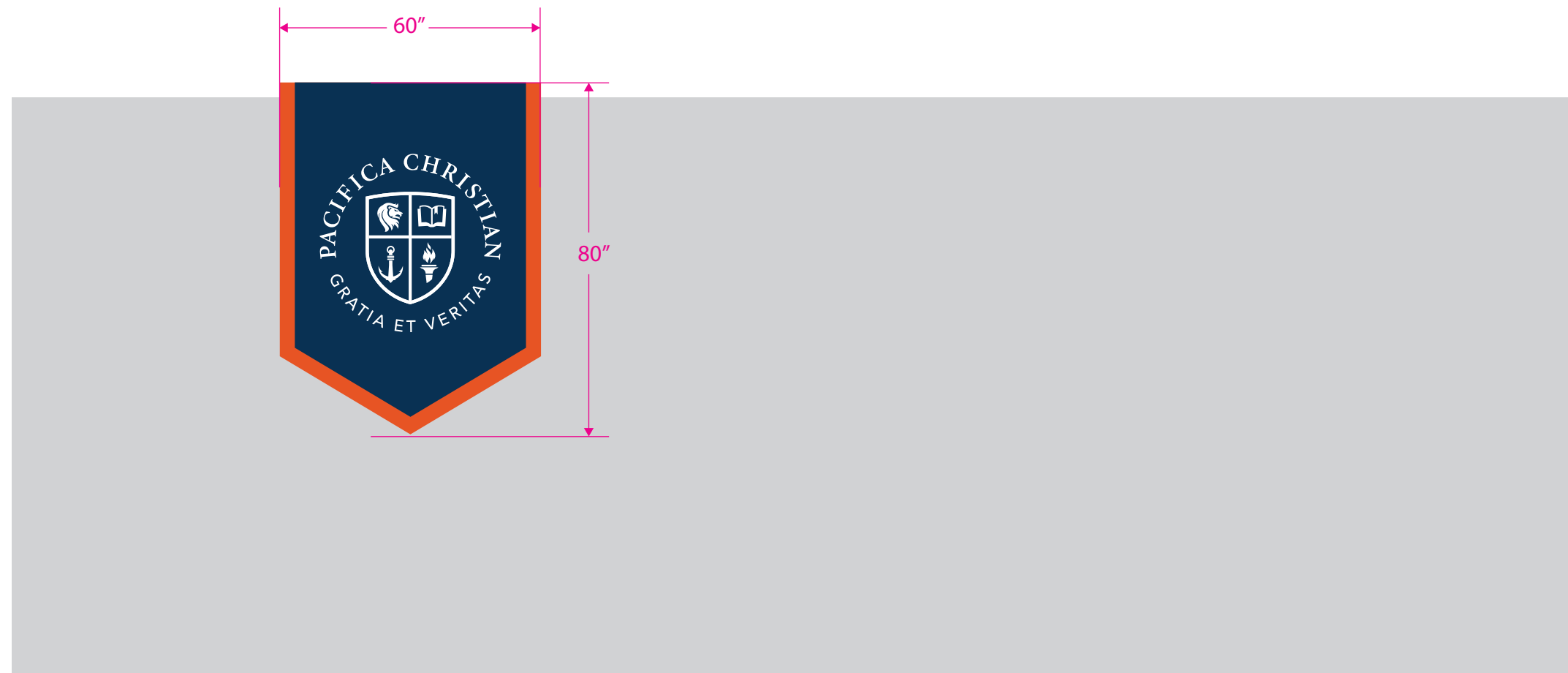


DETAIL & SIGN PLACEMENT

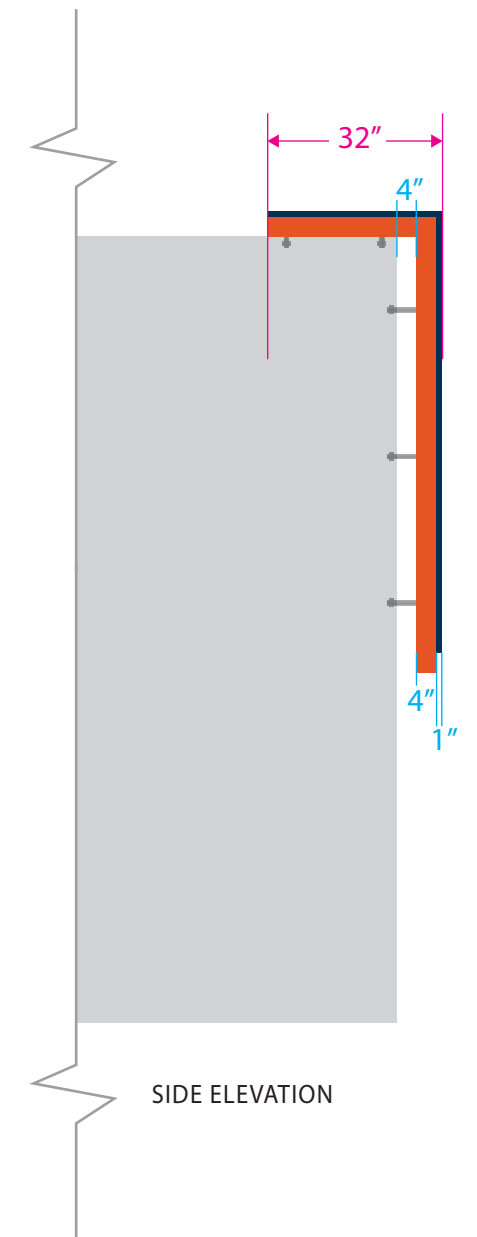


CAMPUS PROPERTY SIGNAGE

WALL SIGNAGE



FRONT ELEVATION



SIDE ELEVATION

CAMPUS PROPERTY SIGNAGE

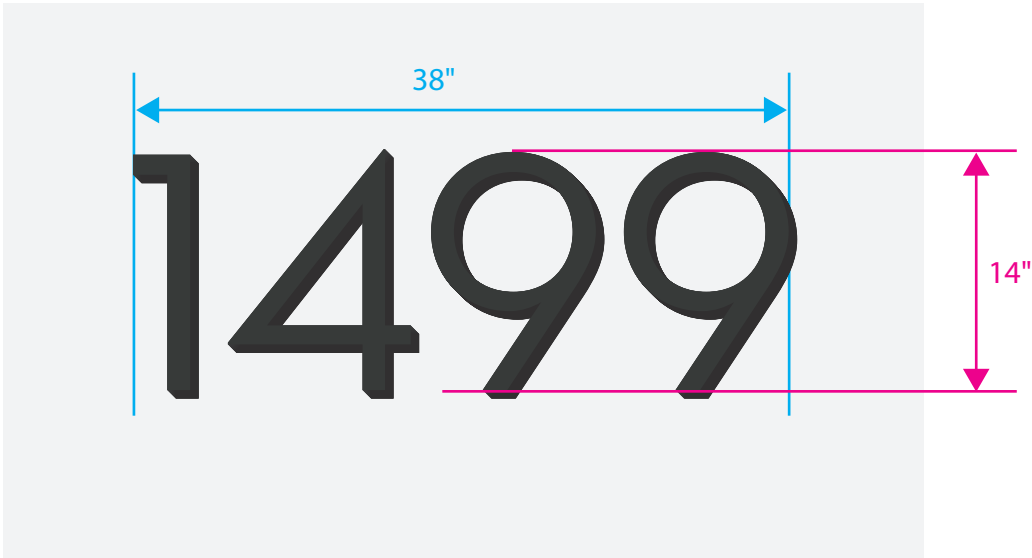
EXTERIOR ADDRESS NUMBERS



1499
ADDRESS NUMBERS

CAMPUS PROPERTY SIGNAGE

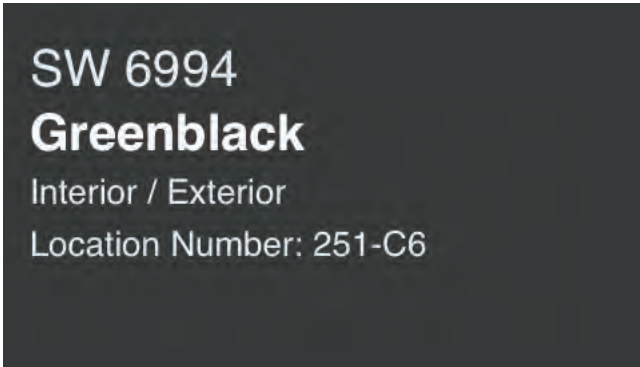
EXTERIOR ADDRESS NUMBERS



Address Numbers: 2" thick HDU painted and mounted flush



SIDE VIEW



PAINT COLOR
(to match existing building posts)

CLARK**STUDIOS** ©

949.610.2956 | CLARKSTUDIOS.CO



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

949-644-3200

www.newportbeachca.gov

ZONING ADMINISTRATOR **ACTION LETTER**

Subject **The Garden Comprehensive Sign Program (PA2019-247)**
 • Comprehensive Sign Program No. CS2019-013

Applicant **Pacific Coast Architects**

Site Location **2902 West Coast Highway and 177, 149, 191 Riverside Avenue**

Legal Description **Portion of Lot F, Tract 919**

On **November 5, 2021**, the Zoning Administrator approved Comprehensive Sign Program No. CS2019-013 for a four (4)-building property known as The Garden in accordance with the provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code (NBMC). The intent is to integrate all of the project's signs, including project identifications signs, with the overall site design. This sign program supersedes Sign Program No. CS2017-002.

A Comprehensive Sign Program is required for a multi-tenant development that proposes a total of 29 wall signs, to allow the following deviations from the Zoning Code:

1. To allow all secondary wall signs to have a maximum sign area of 37.5 square feet, where the Zoning Code limits secondary wall signs to a maximum of 50 percent of the allowed sign area for primary wall signs.
2. To allow for tenants of Suites F, G, H, and I to have two wall signs on the same frontage.
3. To waive location requirements for all wall signs, where the Zoning Code requires a minimum separation of thirty (30) feet measured along exterior walls of the building and for wall signs to be located within the middle fifty (50) percent of the building or tenant frontage measured from lease line to lease line.

The subject properties are located in the Mixed-Use Mariner's Mile (MU-MM) Zoning District, are designated Mixed Use Horizontal (MU-H1) within the Land Use Element of the General Plan, and are designated Mixed Use Horizontal (MU-H) within the Coastal Land Use Plan.

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).*

Fact 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 location.
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 size or number of signs permitted by the Zoning Code. 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 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 size and number of signs to that which is permitted by the Zoning Code. Flexibility is allowed regarding location of signs outside of the middle fifty (50) percent of building frontage and within thirty (30) feet of another sign on an adjacent wall of the same building. These deviations are applied consistently on the property to adequately identify tenants and are appropriate due to the design of the center.

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.
5. 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 comply with Zoning Code requirements regarding size. Additionally, signs are appropriately located to identify the building and/or tenant entrances to pedestrians, as well as to vehicles traveling north and south on Riverside Avenue, east and west on Avon Street, and east and west on West Coast Highway. Several of the individual tenant wall signs will not be visible from any public street because the signs will face the interior courtyard and parking areas.

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 three properties are developed with four buildings, one of them single-tenant and the other three (3) multi-tenants. All buildings are accessible from Riverside Avenue, Avon Street, and West Coast Highway. Tenant wall signs are designed to identify each tenant throughout the property. Site identification wall signs will identify the entire property to cars traveling on Riverside Avenue and Avon Street. All wall signs comply with the maximum size allowable for each sign type per the Zoning Code.
2. All wall signs relate visually to each other because they maintain consistency in location, area, thickness, illumination, and materials.
3. The proposed monument sign is single-faced and illuminated. The logo of the plaza and of the listed tenants will be illuminated during night hours. The monument sign will integrate with the project site as it will be constructed with board poured concrete to match the existing materials in the plaza.

Standard:

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

Fact 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 sign area. The applicant is requesting a deviation to allow secondary signs to have a maximum sign area of 37.5 square feet, regardless of the maximum sign area of the primary frontage sign of the same tenant. The Zoning Code limits secondary wall signs to a maximum area of 50 percent of the allowed area of a primary wall sign. Primary wall signs are limited to 1.5 times the length of the primary frontage, up to a maximum of 75 square feet, which may result in a secondary sign allowance less than 37.5 square feet depending on frontage length. Secondary signs which are 37.5 square feet maximum are appropriate for tenant identification by motorists while traveling on Avon Street, Riverside Avenue, West Coast Highway, and the project site's parking lot.
2. The Comprehensive Sign Program allows for deviations regarding the location 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 improved facades of the buildings onsite.

3. The Comprehensive Sign Program allows for deviations regarding the number of signs. For Suites F, G, H, and I, there are multiple signs for each tenant on the same frontage, where the Zoning Code allows one sign per frontage. For Suite F, a primary and secondary sign are proposed on the same frontage. Suite F has a large primary frontage of approximately 86 feet wide. Having two signs on the primary frontage allows for visibility to motorists traveling on Riverside Avenue and Avon Street, while also providing visibility for motorists traveling within the shopping center's parking lot. Suite G, H, and I include an architectural arch structure which leads to a courtyard in front of the storefront. Signage on both the arch structure and storefront is necessary for tenant identification to patrons.
4. There is a reasonable need for tenant signs to be located within thirty (30) feet of other signs on adjacent walls of the same building as this will allow the tenant signs to be located close to the entrance of their suite in order to correctly identify the tenant location. Tenant signs with a greater separation may incorrectly label the entire building instead of the individual tenant space. Similarly, the allowance of these signs to be located outside of the middle fifty (50) percent of the building frontage prevents tenant signs from incorrectly labeling the entire building and allows for appropriate tenant identification.

Standard:

- G. *The approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter [Chapter 20.42].*

Fact 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.*

Fact in Support of Standard:

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

CONDITIONS

1. All proposed signs shall be in substantial conformance with the approved plans, Comprehensive Sign Program Matrix, 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. Illuminated signs shall be regulated in accordance with the provisions of Section 20.42.070 (Standards for Permanent Signs) 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.
6. Signs shall be maintained in a clean and orderly condition.
7. 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.
8. 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.
9. 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.
10. 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 Garden Comprehensive Sign Program including, but not limited to, Comprehensive Sign Program No. CS2019-013 (PA2019-247). 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.

By:



David S. Lee, Associate Planner



Jaime Murillo
Zoning Administrator

MS/dl

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

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. CS2019-013
PA2019-247

**2902 West Coast Highway and 177, 149, 191
Riverside Avenue**

Attachment No. ZA 2

Comprehensive Sign Program Matrix

The Garden Comprehensive Sign Program Matrix

CS2019-013 (PA2019-247)

Revised 10-25-2021

	149 Riverside	177 Riverside	191 Riverside	2902 W. Coast Highway
Primary Walls Signs	Max. Number: One per Tenant Max. Area: 1.5 Sq. Ft. of area per lineal foot of primary building frontage, or 75 Sq. Ft., whichever is less.	Max. Number: One per Tenant Max. Area: 1.5 Sq. Ft. of area per lineal foot of primary building frontage, or 75 Sq. Ft., whichever is less.	Max. Number: One per Tenant Max. Area: 1.5 Sq. Ft. of area per lineal foot of primary building frontage, or 75 Sq. Ft., whichever is less.	Max. Number: One per Tenant Max. Area: 1.5 Sq. Ft. of area per lineal foot of primary building frontage, or 75 Sq. Ft., whichever is less.
Secondary Walls Signs	Max. Number: One per Tenant* Max. Area: 37.5 Sq. Ft.	Max. Number: One Per Tenant* Max. Area: 37.5 Sq. Ft.	Max. Number: One Per Tenant* Max. Area: 37.5 Sq. Ft. Two for Suite J* and Three for Suite G*	Max. Number: One Per Tenant* Max. Area: 37.5 Sq. Ft. Two for Suite K*
Project ID Wall Sign	None	None	Max. Number: One Max. Area: 75 Sq. Ft.	None

*Indicates maximum number of Secondary Wall Signs per Tenant, by which the number of Sq. Ft. allowed is Max. 37.5 Sq. Ft. total.

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 Zoning Administrator 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.
- e) Sign is separated by a distance of less than thirty (30) feet from another sign on an adjacent wall of the same building.

- f) Sign is not located within the middle fifty (50) percent of the building or tenant frontage measured from lease line to lease line.
- g) Sign is separated by a distance of less than thirty (30) feet from another sign on an adjacent wall of the same building.
- h) Sign is not located within the middle fifty (50) percent of the building or tenant frontage measured from lease line to lease line.

Sign List of Deviations: Types listed below.

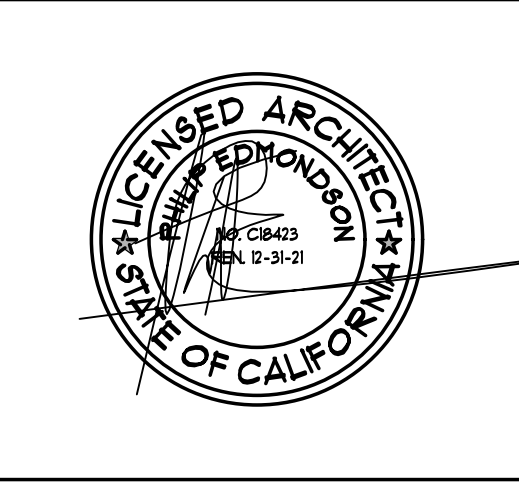
1. Sign is separated by a distance of less than thirty (30) feet from another sign on an adjacent wall of the same building.
2. Sign is not located within the middle fifty (50) percent of the building or tenant frontage measured from lease line to lease line.

Sign Number (As Referenced on Plans)	Deviation Type	Location
1	None	Suite A
2 ¹	Type 1	Suite B
3 ¹	Type 1	Suite C
4 ²	Type 2	Suite C
5 ¹	Type 1	Suite D
6 ^{1,2}	Type 1 and 2	Suite A
7 ^{1,2}	Type 1 and 2	Suite B
8 ¹	Type 1	Suite D
9 ^{1,2}	Type 1 and 2	Suite J
10 ^{1,2}	Project Identification Wall Sign: Type 1 and 2	Suite J
11 ¹	Type 1	Suite J
12 ²	Type 2	Suite G
13 ²	Type 2	Suite G
14 ¹	Type 1	Suite G
15 ^{1,2}	Type 1 and 2	Suite G
16 ¹	Type 1	Suite H
17 ¹	Type 1	Suite I
18 ¹	Type 1	Suite H
19 ¹	Type 1	Suite I
20 ¹	Type 1	Suite J
21	None	Suite E

22	None	Suite E
23 ¹	Type 1	Suite F
24 ^{1,2}	Type 1 and 2	Suite F
25 ^{1,2}	Type 1 and 2	Suite K
26 ¹	Type 1	Suite K
27 ²	Type 2	Suite K
28 ¹	Type 1	Suite L
29 ¹	Type 1	Suite L

Attachment No. ZA 3

Project Plans



the Garden
 149 RIVERSIDE AVE
 177 RIVERSIDE AVE
 191 RIVERSIDE AVE
 2902 W. COAST HIGHWAY
 NEWPORT BEACH, CA.

SIGN PROGRAM

OWNER:
 the GARDEN M2, LLC
 2220 UNIVERSITY DR.
 NEWPORT BEACH, CA. 92660
 (949) 999-5111

149, 177, 191 & 2902
TITLE SHEET SITE PLAN

© 2016 PACIFIC COAST ARCHITECTS
 THESE PLANS ARE COPYRIGHT PROTECTED UNDER SUCH PROTECTION AND SHOULD BE KEPT CONFIDENTIAL. THESE PLANS SHALL NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION BY PACIFIC COAST ARCHITECTS.

DATE

PLAN-CHECK	_____
BID/SET	_____
PERMIT	_____
PROJECT-NUMBER	_____
DIWG-NAME	_____
PLOT DATE	11 AUG. 2021

SHEET

A-1

LIST OF DRAWINGS:

- ARCHITECTURAL:
 A-1 TITLE SHEET/ SITE PLAN
 A-2 149 EXTERIOR ELEVATIONS
 A-3 177 EXTERIOR ELEVATIONS
 A-4 191 EXTERIOR ELEVATIONS
 A-5 2902 EXTERIOR ELEVATIONS

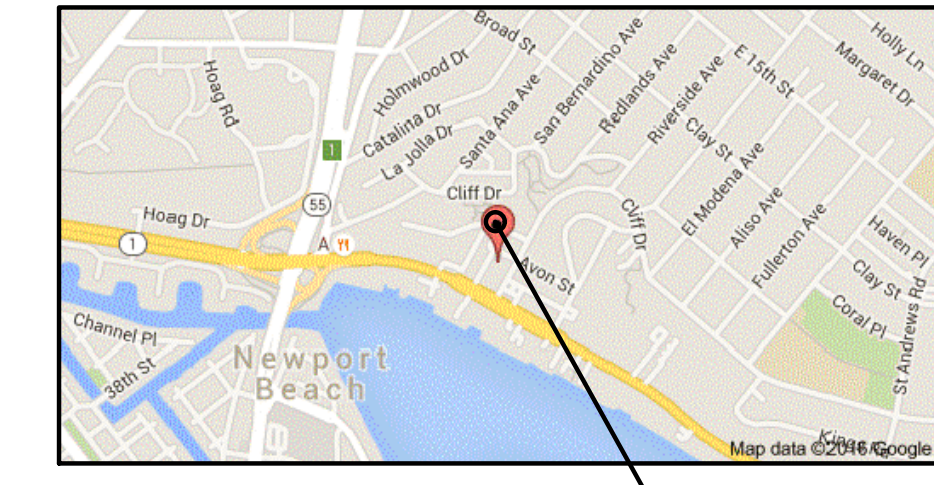
PROJECT DIRECTORY:

ARCHITECT: PACIFIC COAST ARCHITECTS
 2600 NEWPORT BLVD., SUITE 114
 NEWPORT BEACH, CA 92663
 (949) 675-9468
 ATTN: PHIL EDMONDSON

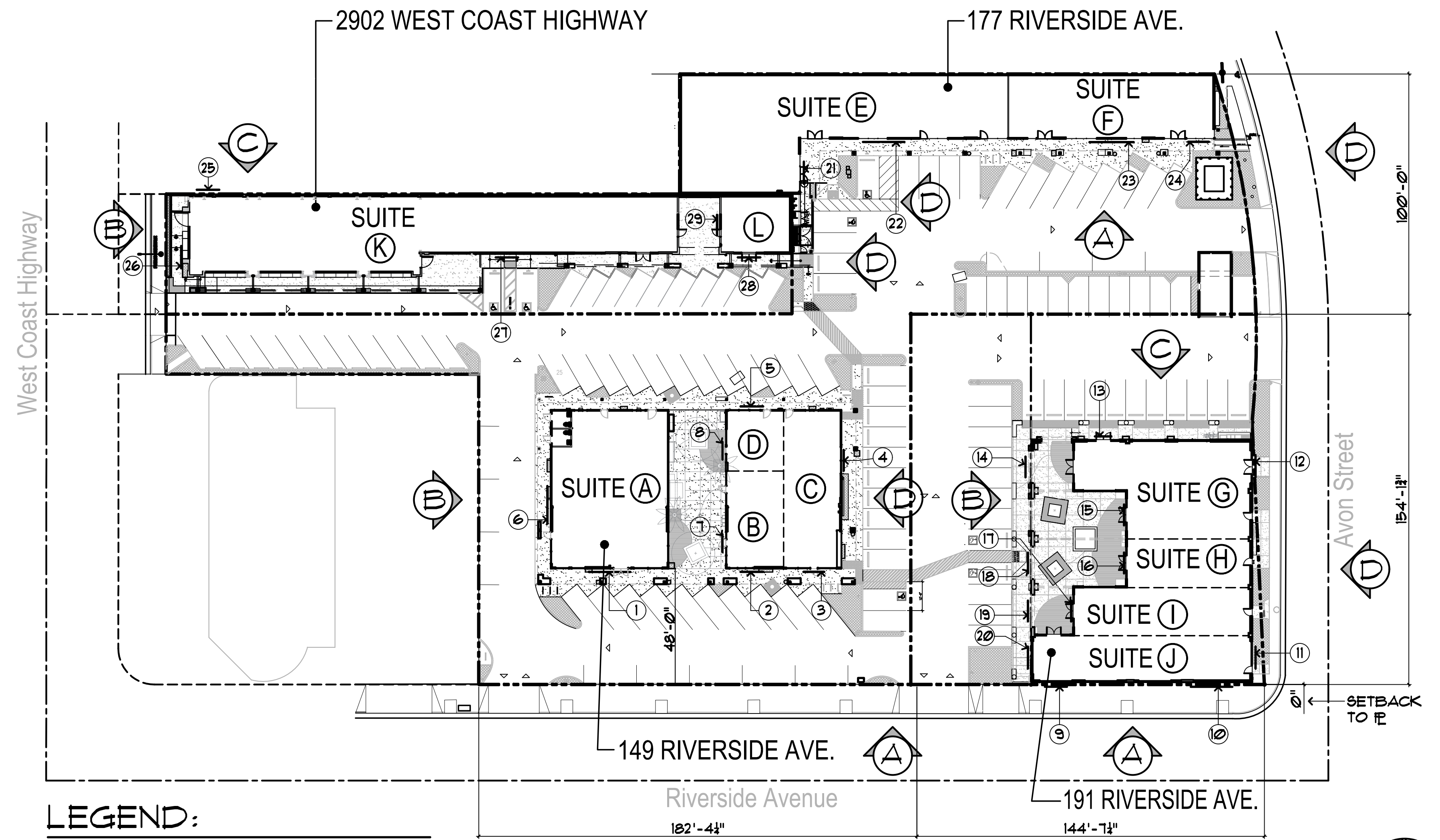
BUILDING OWNER: MARINERS CENTER M2 LLC
 2220 UNIVERSITY AVE.
 NEWPORT BEACH CA. 92660
 (949) 999-4545
 ATTN: MAYRA RAMIREZ

PROJECT DESCRIPTION:

SIGN PROGRAM BETWEEN OWNER AND CITY OF NEWPORT BEACH, CA. AT THE ADDRESSES OF 149, 177, 191 RIVERSIDE AVE., AND 2902 WEST COAST HIGHWAY, NEWPORT BEACH, CA.



PROJECT LOCATION:
 149, 177, 191 RIVERSIDE DRIVE
 & 2902 WEST COAST HIGHWAY



LEGEND:

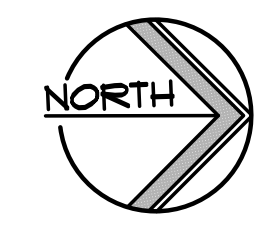
○ = SEQUENTIAL NUMBERS FOR WALL SIGNAGE. SEE EXTERIOR ELEVATIONS FOR SIGN LOCATIONS AND SIZES.

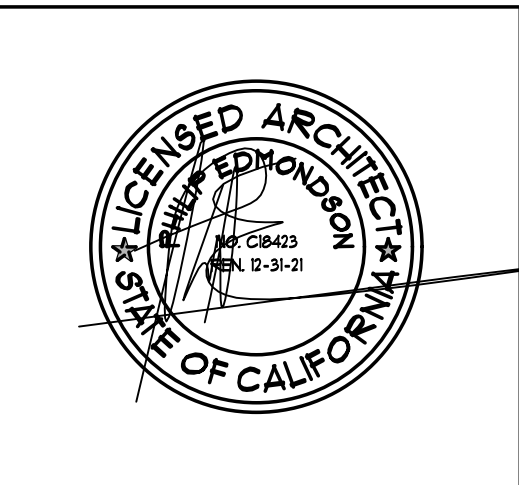
SITE PLAN

GENERAL NOTES:

- TENANT WALL SIGN SIZE: PRIMARY FRONTAGE ALLOWABLE = LENGTH OF BUILDING FRONTAGE AT EACH INDIVIDUAL SUITE x 15, UP TO A MAXIMUM 750 SF PER PRIMARY SIGN.
- TENANT WALL SIGN SIZE: SECONDARY FRONTAGE ALLOWABLE = 50% OF THE PRIMARY FRONTAGE ALLOWABLE FOR EACH INDIVIDUAL SUITE, DIVIDED BY THE NUMBER OF SECONDARY SIGNS PER THAT INDIVIDUAL SUITE.
- ALL WALL SIGNS, (SUITES AND PROJECT I.D. SIGNS), TO BE 750 SF. MAXIMUM FOR ENTIRE PROJECT.

SCALE 1/32" = 1'-0"



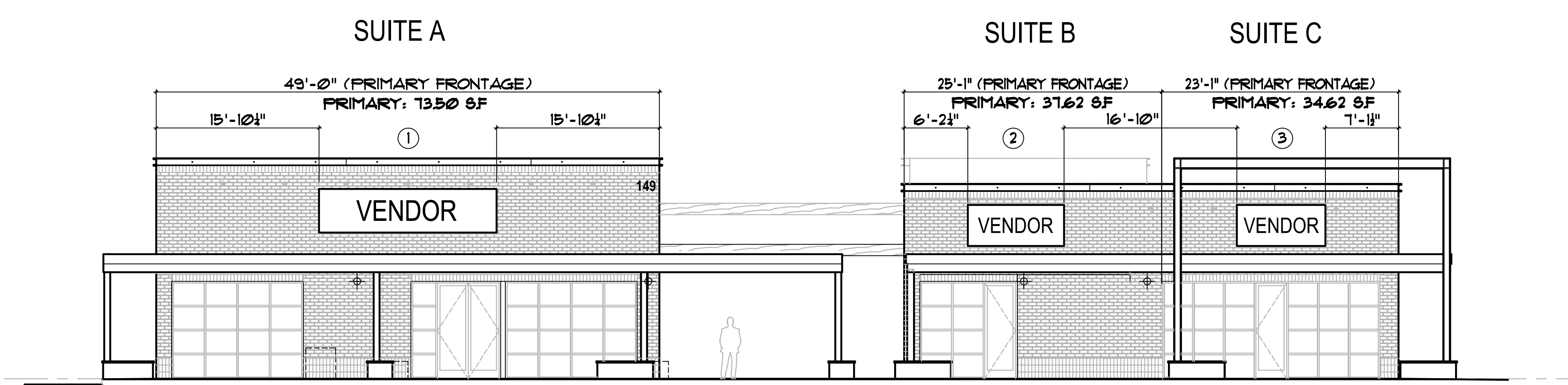


the Garden
 149 RIVERSIDE AVE.
 177 RIVERSIDE AVE.
 191 RIVERSIDE AVE.
 2902 W. COAST HIGHWAY
 NEWPORT BEACH, CA.
 SIGN PROGRAM
 OWNER:
 the GARDEN M2, LLC
 2220 UNIVERSITY DR.
 NEWPORT BEACH, CA. 92660
 (949) 999-5177

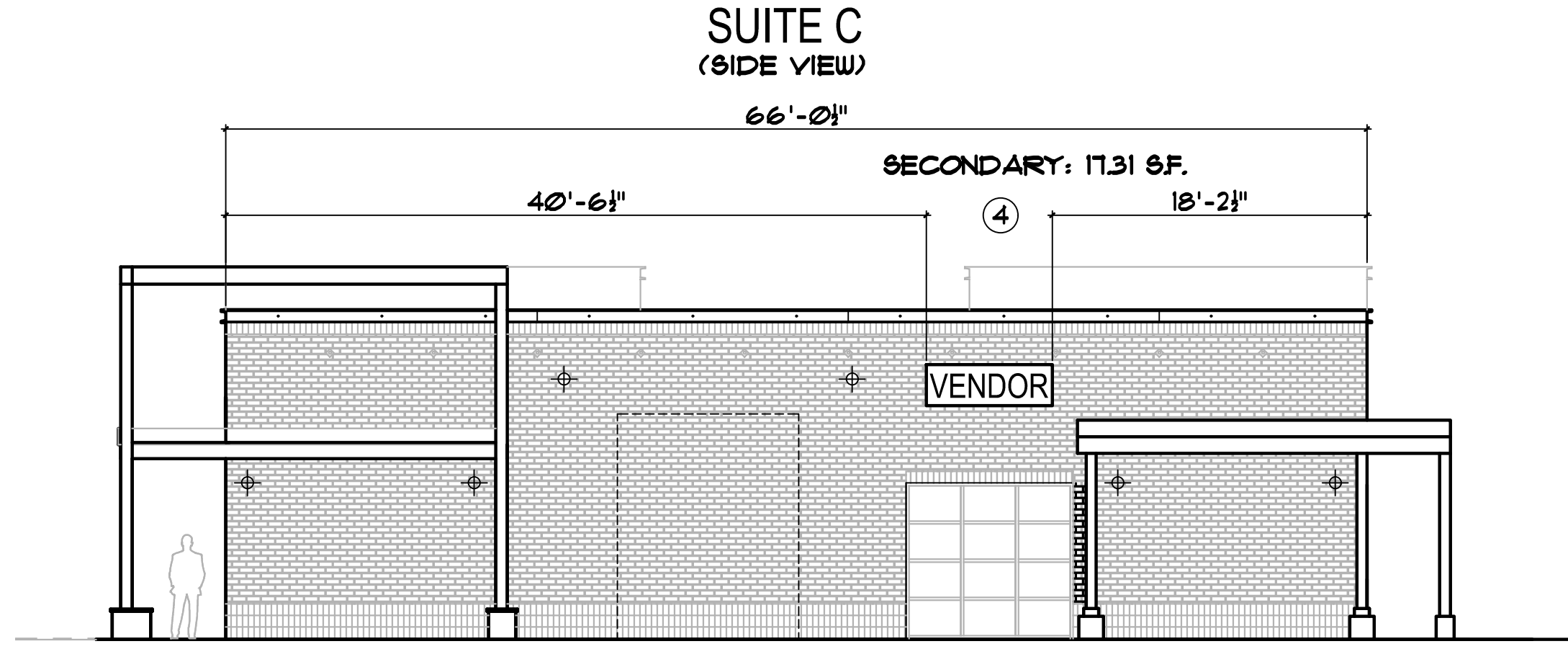
149 BUILDING EXTERIOR ELEVATIONS
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DATE

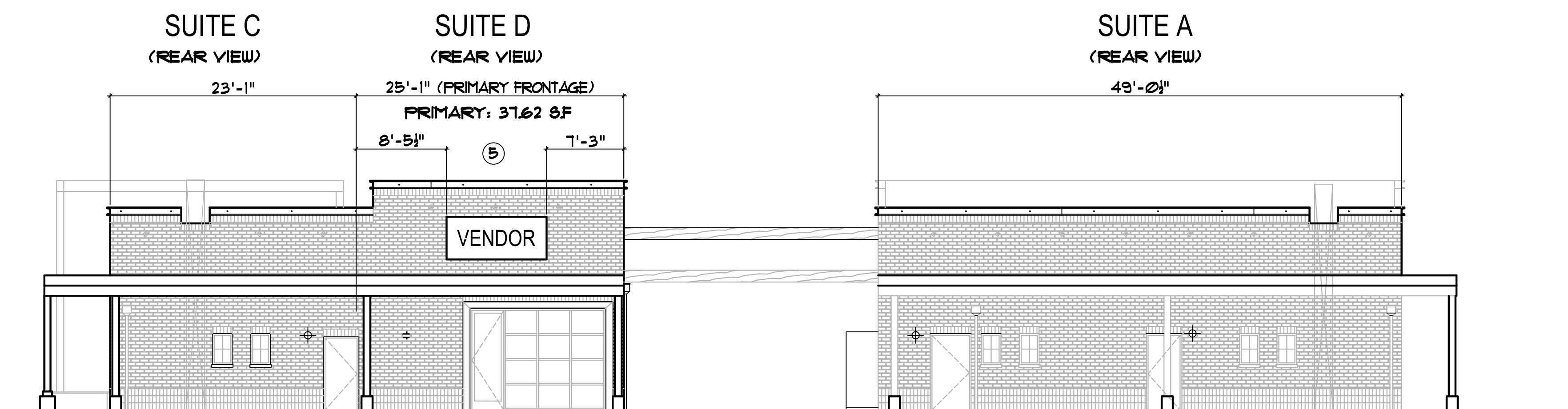
PLAN-CHECK	
BIDSET	
PERMIT	
PROJECT-NUMBER	
DWG-NAME	
PLOT DATE	11 AUG. 2021



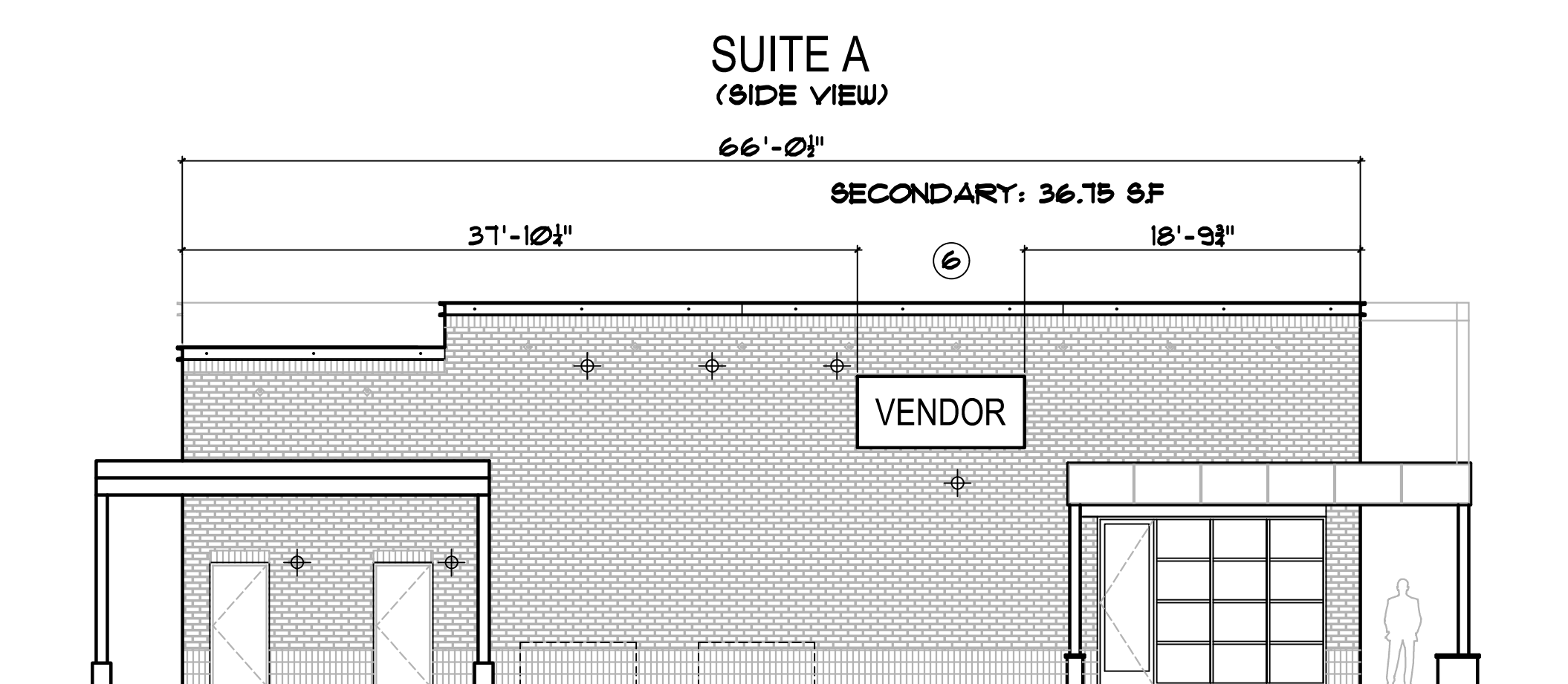
EAST (VIEW A)
 SCALE = 1/8" = 1'-0"



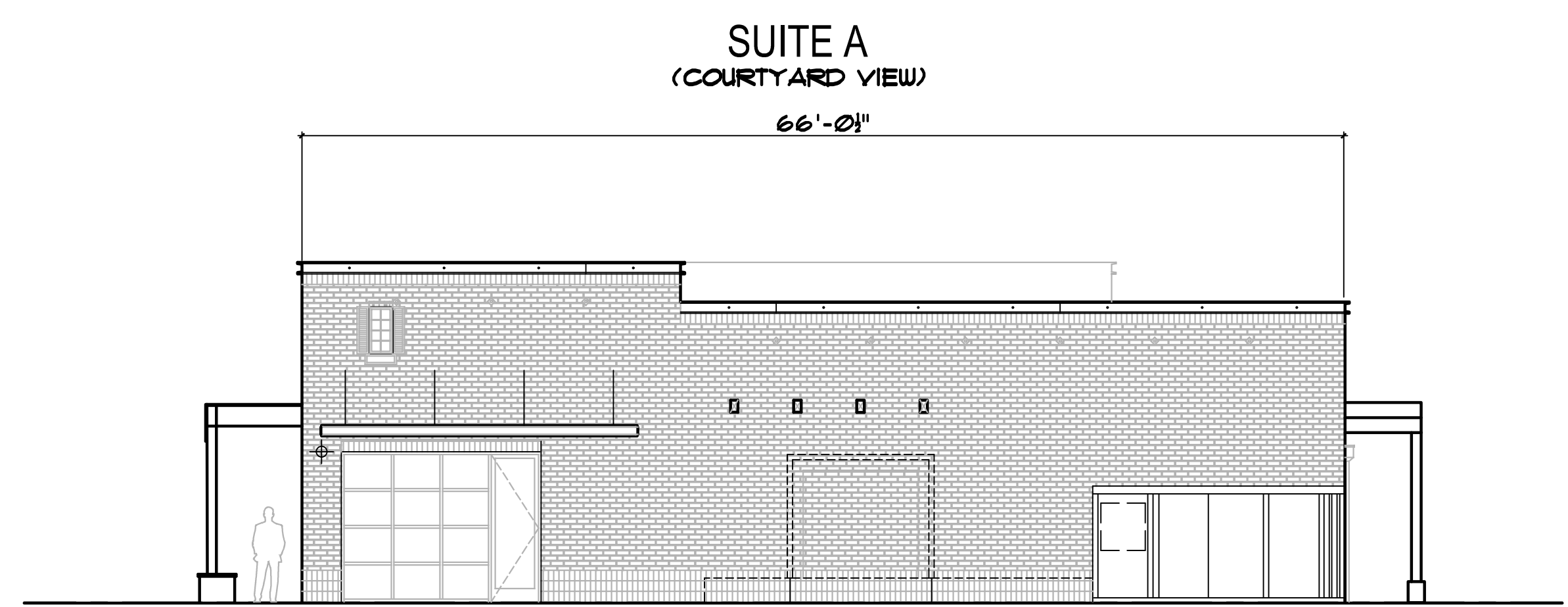
NORTH (VIEW D)
 SCALE = 1/8" = 1'-0"



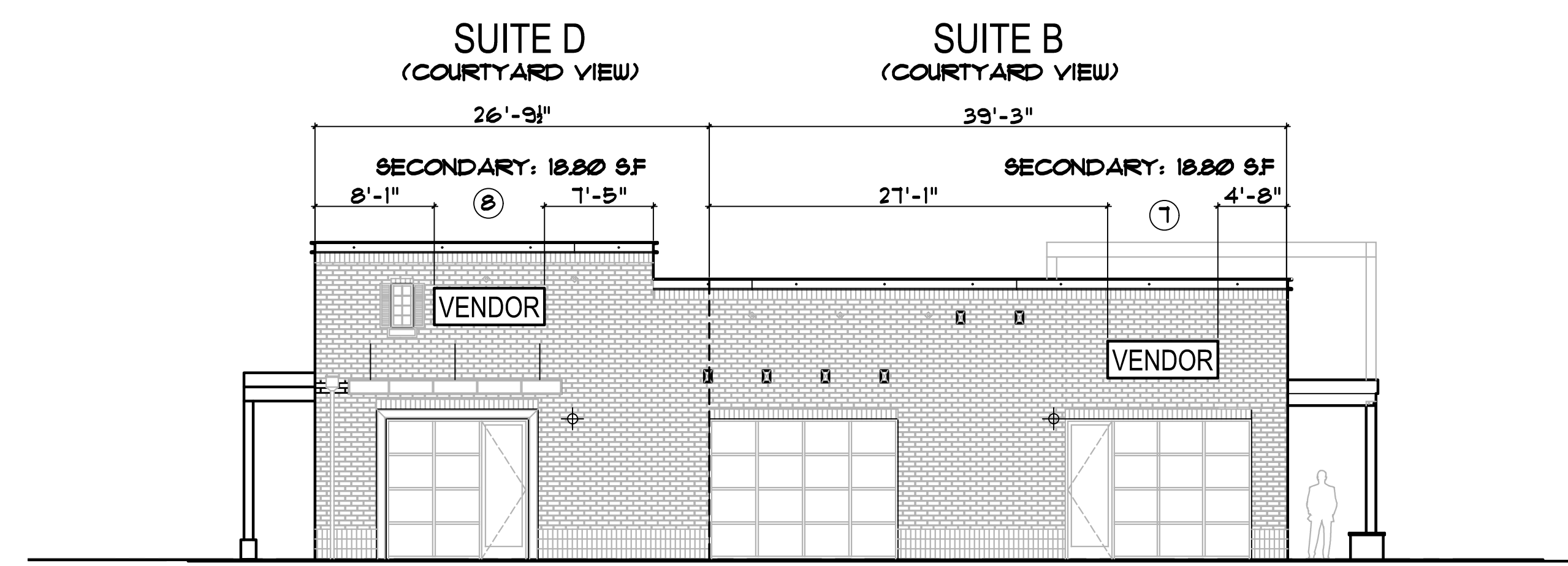
WEST (VIEW C)
 SCALE = 1/8" = 1'-0"



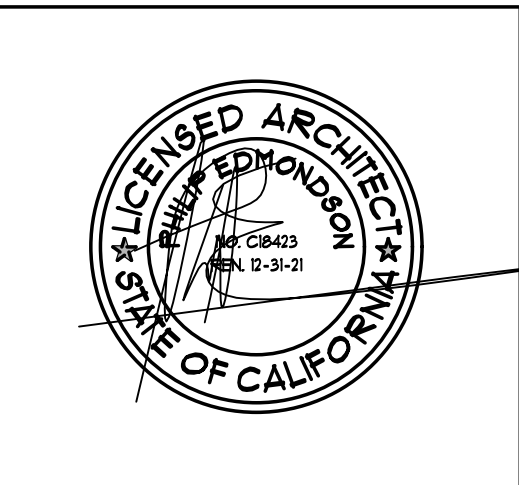
SOUTH (VIEW B)
 SCALE = 1/8" = 1'-0"



COURTYARD NORTH (VIEW D)
 SCALE = 1/8" = 1'-0"



COURTYARD SOUTH (VIEW B)
 SCALE = 1/8" = 1'-0"

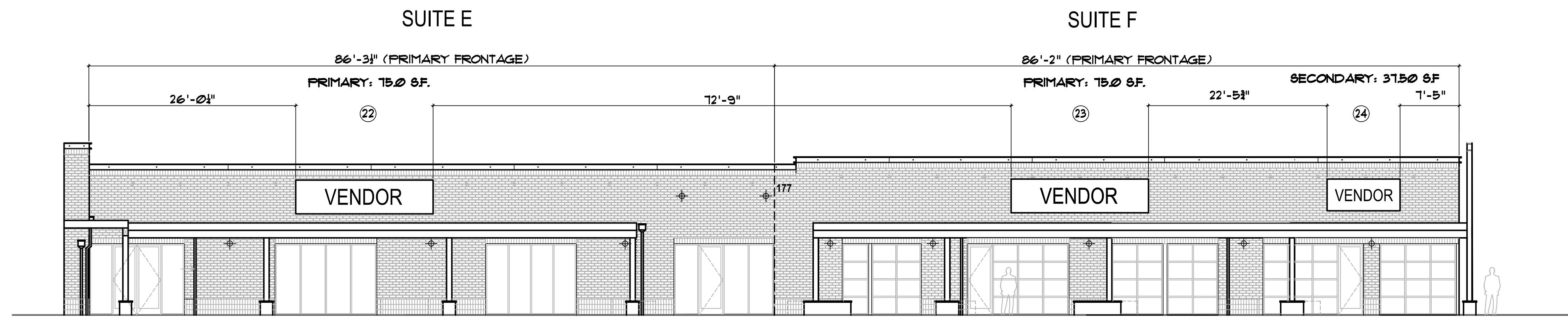


the Garden
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 NEWPORT BEACH, CA.

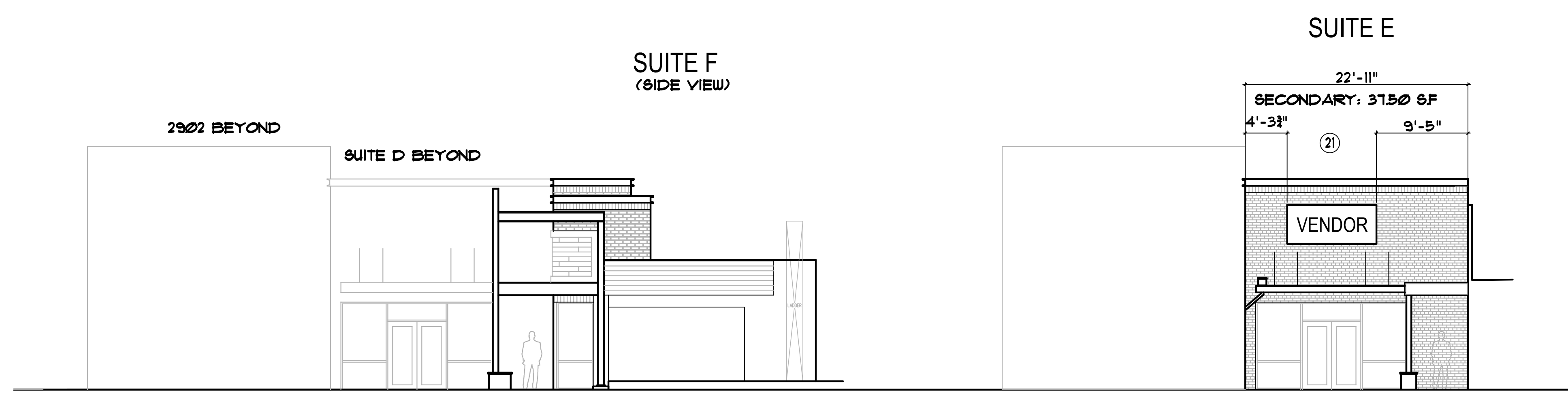
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 NEWPORT BEACH, CA. 92660

(949) 999-5177



EAST (VIEW A)
 SCALE = 1/8" = 1'-0"



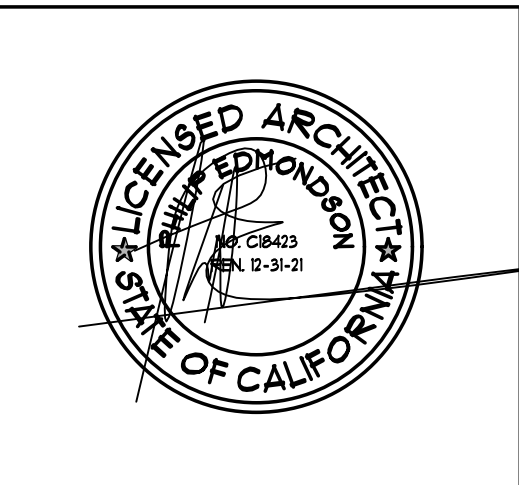
NORTH (VIEW D)
 SCALE = 1/8" = 1'-0"

PARTIAL NORTH (VIEW D)
 SCALE = 1/8" = 1'-0"

177 BUILDING EXTERIOR ELEVATIONS

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DATE	
_____	PLAN-CHECK
_____	BIDSET
_____	PERMIT
_____	PROJECT NUMBER
_____	DLG-NAME
11 AUG. 2021	PLOT DATE
▲	_____
▲	_____
▲	_____
▲	_____



the Garden
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191 BUILDING EXTERIOR ELEVATIONS

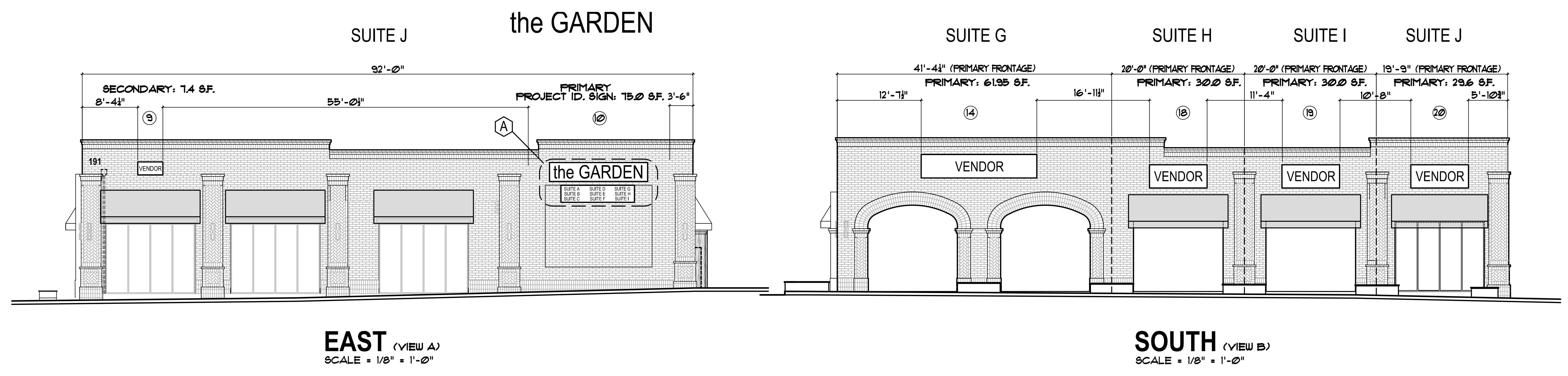
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DATE

_____	PLAN-CHECK
_____	BIDSET
_____	PERMIT
_____	PROJECT-NUMBER
_____	DLG-NAME
11 AUG. 2021	PLOT DATE

SHEET

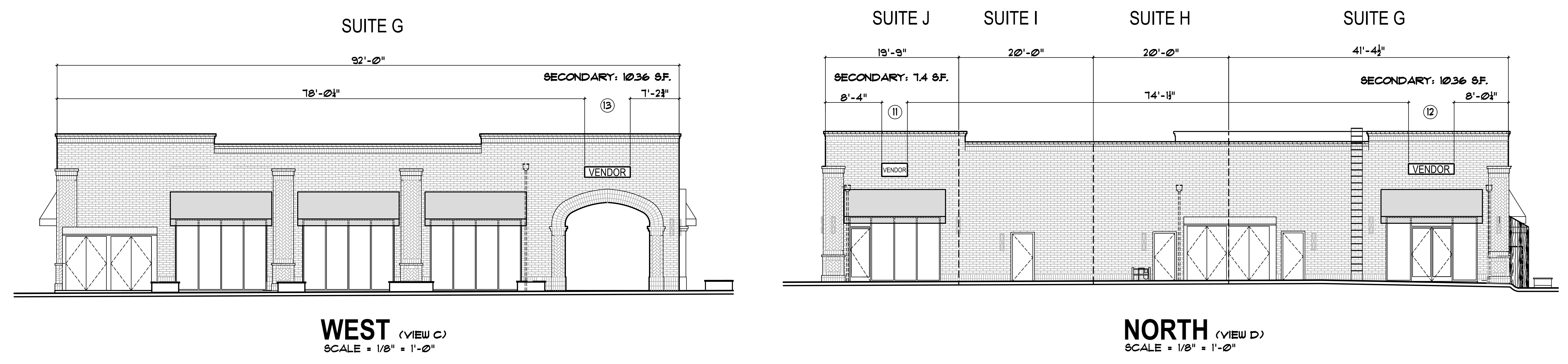
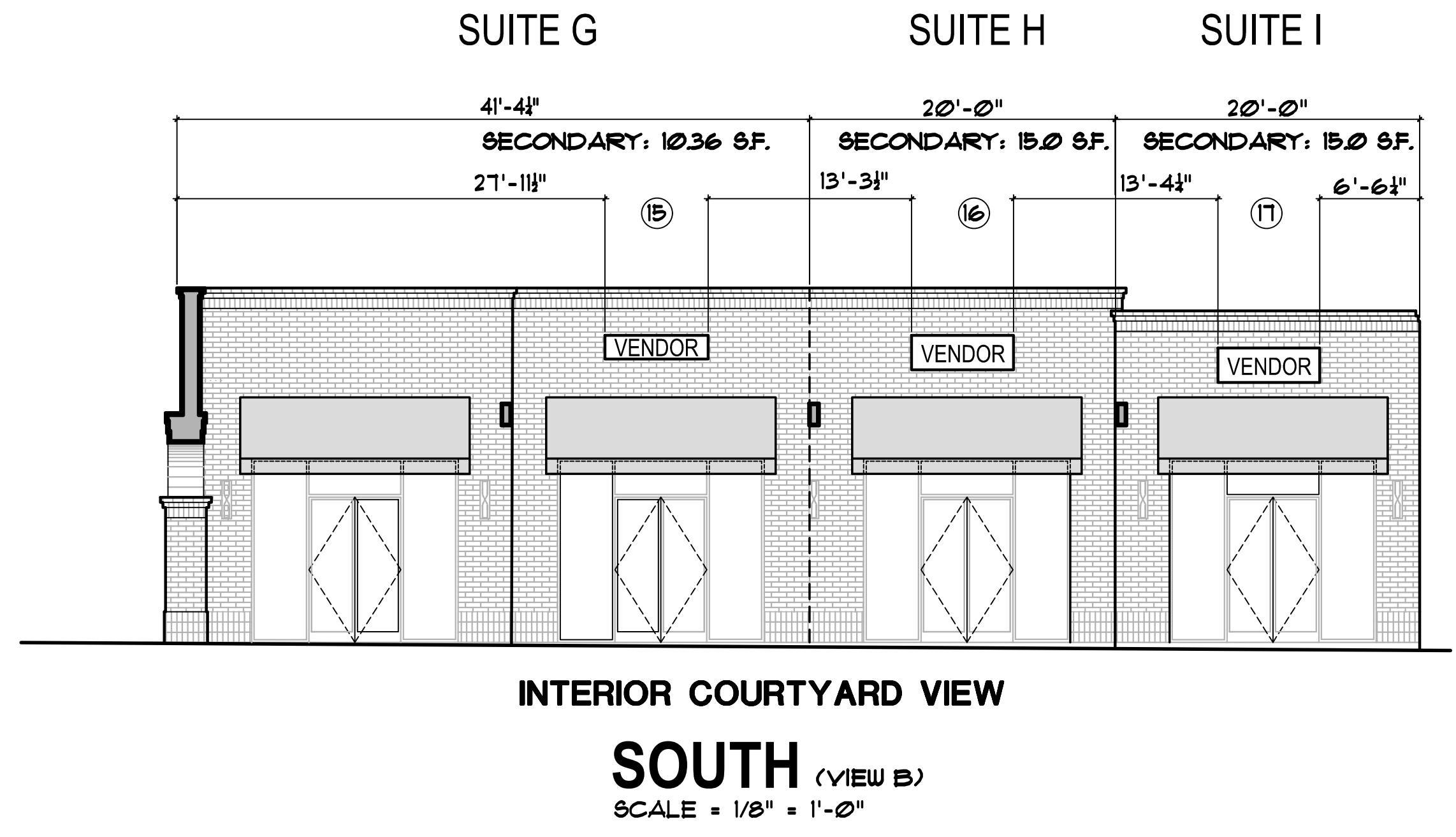
A-4

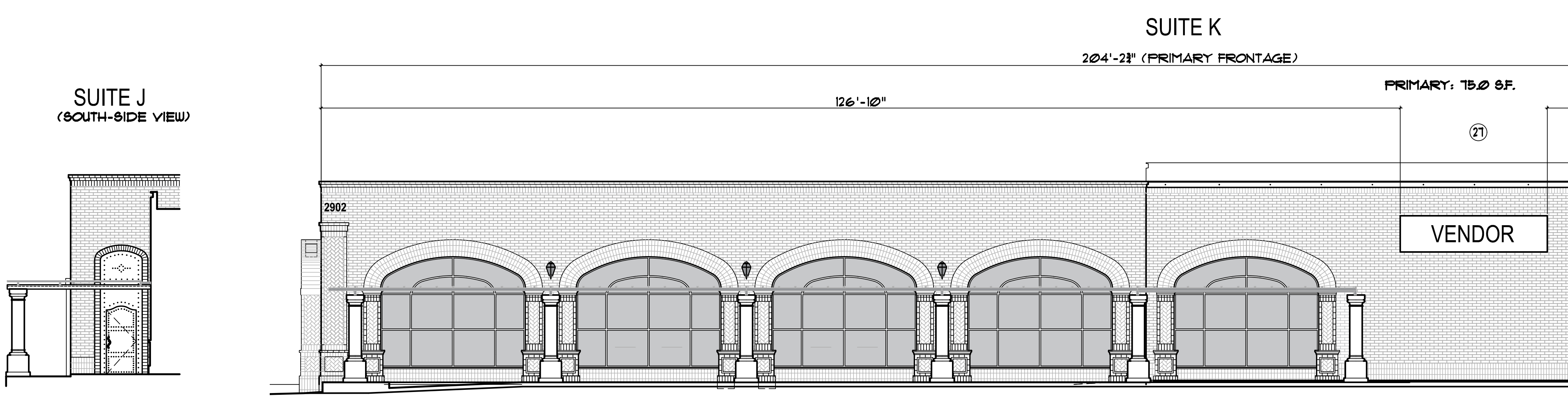


the GARDEN

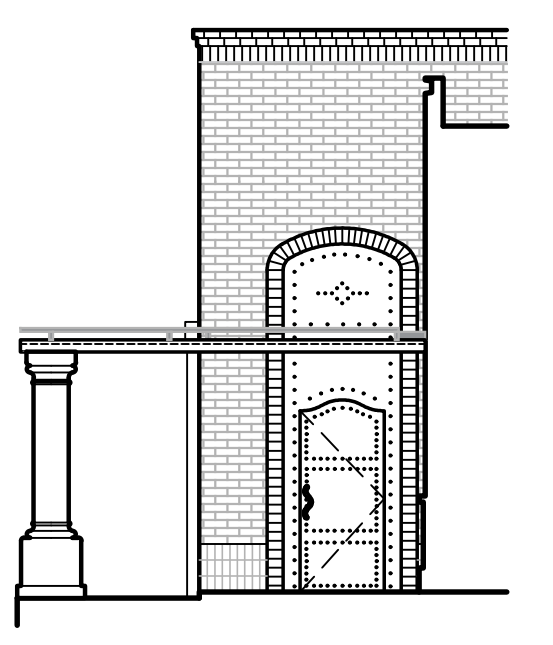
SUITE A	SUITE D	SUITE G
SUITE B	SUITE E	SUITE H
SUITE C	SUITE F	SUITE I

(A) ENLARGED PROJECT ID SIGN



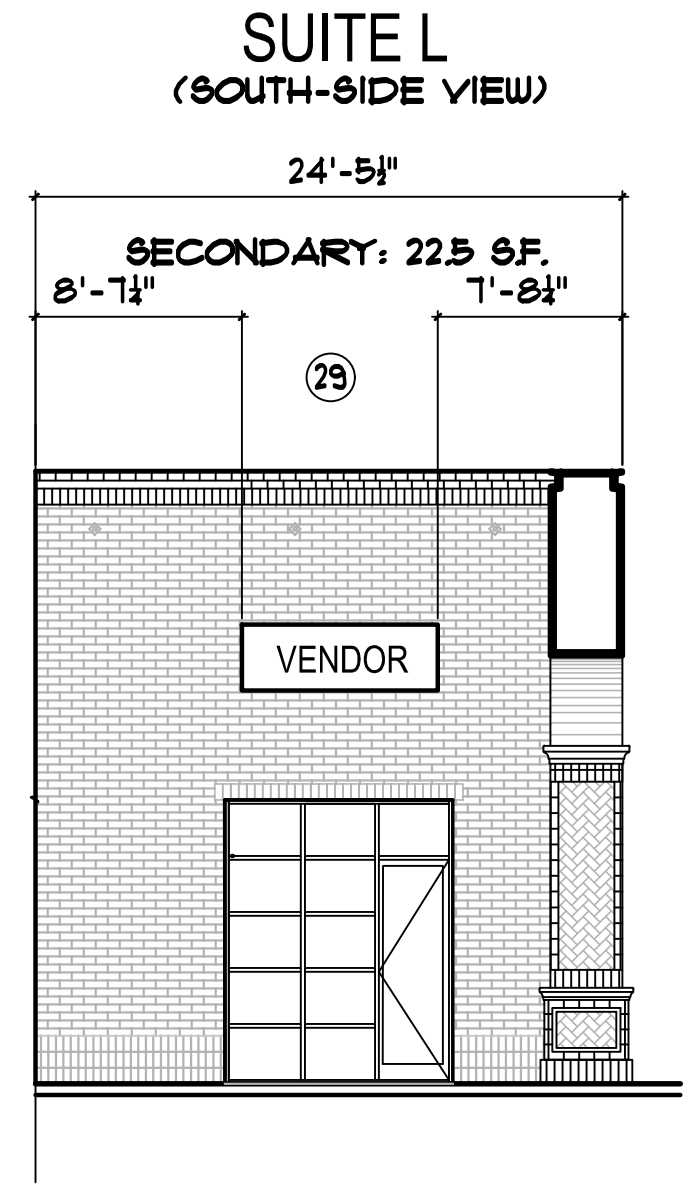


SUITE J
 (SOUTH-SIDE VIEW)



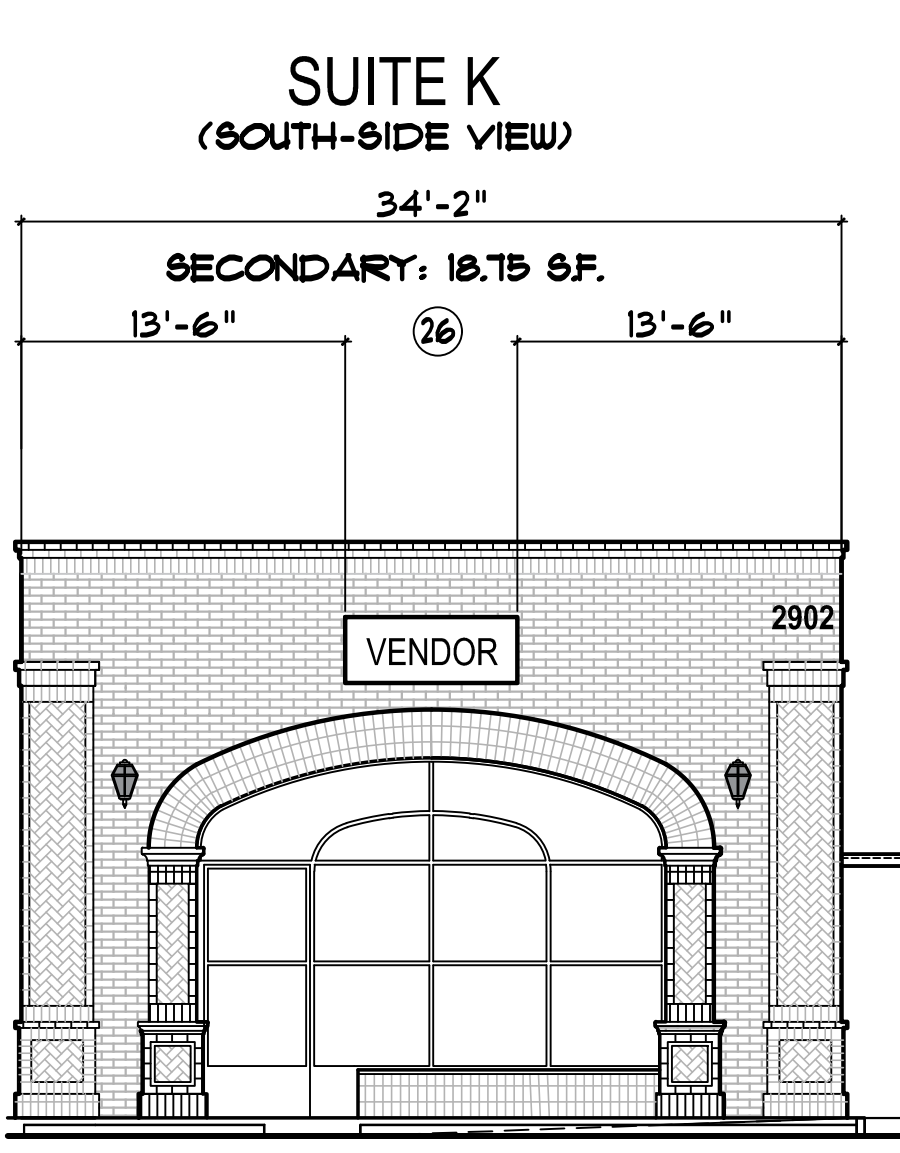
NORTH (VIEW D)
 SCALE = 1/8" = 1'-0"

PARTIAL-EAST (VIEW A)
 SCALE = 1/8" = 1'-0"



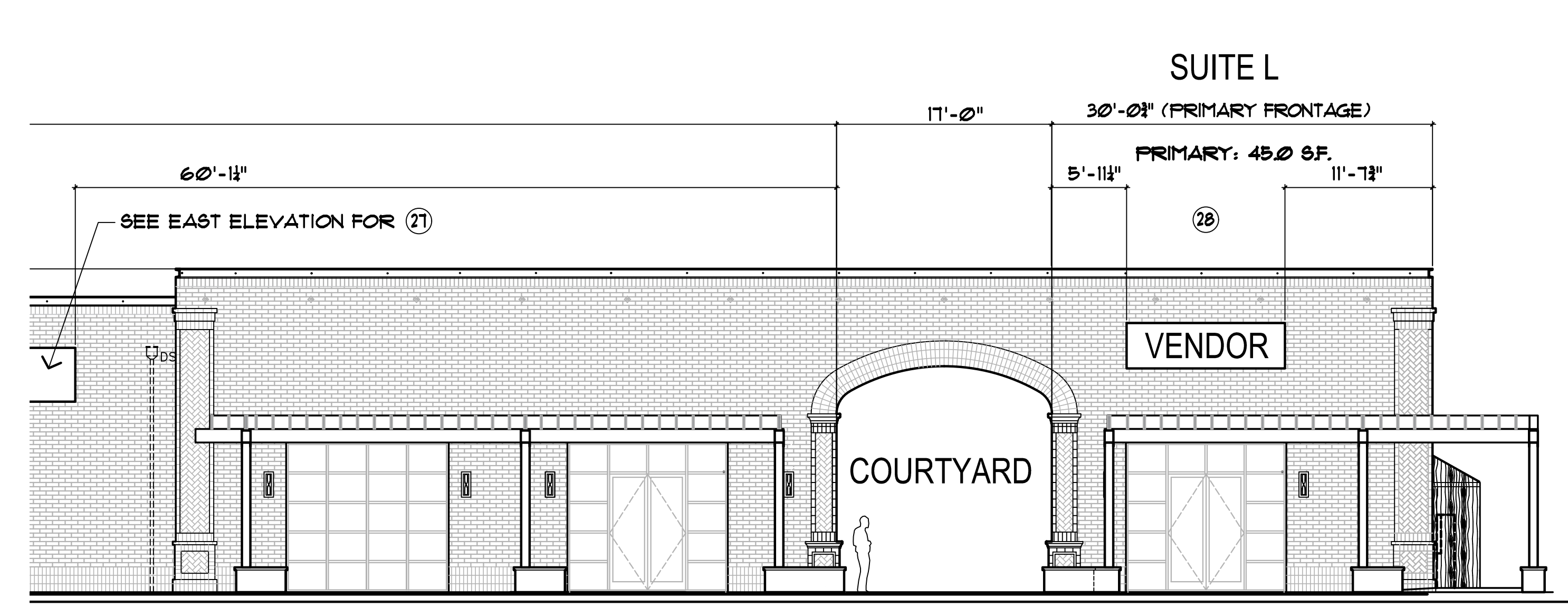
SUITE L
 (SOUTH-SIDE VIEW)

SOUTH (VIEW B)
 SCALE = 1/8" = 1'-0"
 (COURTYARD VIEW)

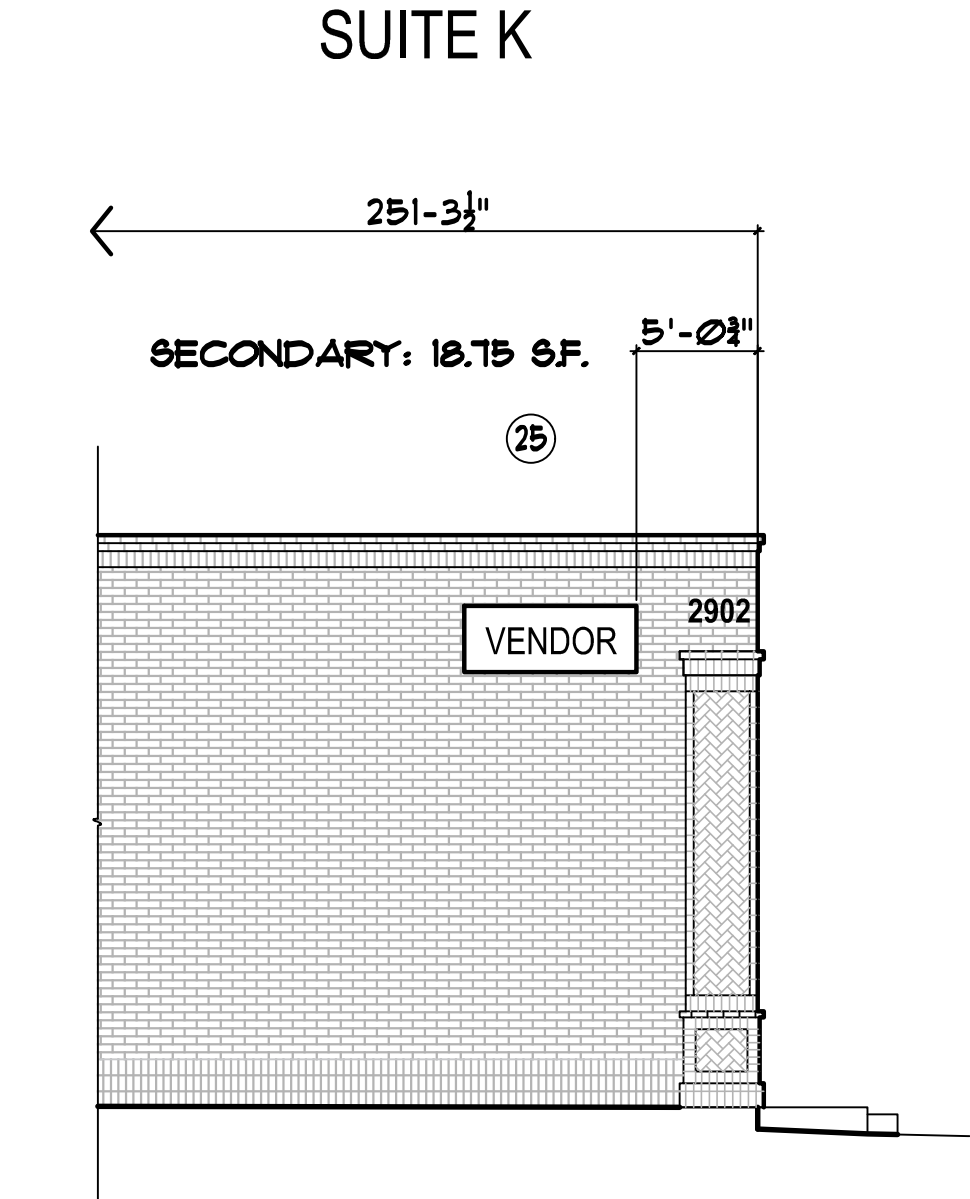


SUITE K
 (SOUTH-SIDE VIEW)

SOUTH (VIEW B)
 SCALE = 1/8" = 1'-0"



PARTIAL-EAST (VIEW A)
 SCALE = 1/8" = 1'-0"



SUITE K

WEST (VIEW C)
 SCALE = 1/8" = 1'-0"