



## CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

May 28, 2026  
Agenda Item No. 3

**SUBJECT:** Bayview LLC Sign Program (PA2026-0042)  
▪ Comprehensive Sign Program  
▪ Modification Permit

**SITE LOCATION:** 3501 Jamboree Road

**APPLICANT:** Ashley Yu

**OWNER:** SK Hart Bayview LLC

**PLANNER:** Saul Mercado, Contract Planning Technician  
[smercado@newportbeachca.gov](mailto:smercado@newportbeachca.gov), 949-644-3204

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### LAND USE AND ZONING

- **General Plan Land Use Plan Category:** General Commercial Office (CO-G)
- **Zoning District:** Bayview Planned Community Development Plan (PC32)

### PROJECT SUMMARY

A request for a comprehensive sign program (CSP) to establish design parameters for all signage for an existing six-story, 324,053-square-foot, professional and administrative office building. Additionally, a request for a modification permit to authorize increased sign area for six wall signs and increased sign height for two monument signs, which exceed the maximum allowed by Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code (NBMC). If approved, the project will supersede all previous approvals related to signage.

The CSP requests the following deviations:

- Primary Tenant Signs** – The allowance of 6 primary tenant identification signs located on three separate building where the NBMC allows one wall sign per tenant or building frontage.
- Secondary Tenant Signage** – The allowance of 10 secondary tenant identification signs located on three separate building frontages where the NBMC allows one wall sign per tenant or building frontage.
- Placement of Wall Signs** – The allowance of all wall signage to not be located within the middle 50% of their respective building frontages, where the NBMC requires wall signs to be located within the middle 50% of the building or tenant frontage.

- d. **Secondary Tenant Sign Area** – Installation of 48-square-foot, internally illuminated, wall signs located on the Jamboree Road and Bristol Street frontages. The NBMC allows a maximum of 37.5 square feet per secondary tenant frontage.
- e. **Number of Freestanding Signs** – The allowance of five freestanding signs, where the NBMC allows one freestanding sign per site.
- f. **Freestanding Sign Area** – The allowance of a two freestanding signs to be limited to a maximum sign area of 79.5 square feet where the NBMC allows a maximum sign area of 75 square feet.

The Modification Permit requests the following deviations:

- a. **Primary Tenant Wall Sign Area** – Installation of six 168-square-foot, internally illuminated, wall signs, located on the Jamboree Road, Bristol Street, and Bayview Circle frontages. The NBMC allows a maximum sign area of 75 square feet per primary tenant frontage.
- b. **Monument Sign Height** – Installation of two freestanding signs on Bayview Circle to have a maximum average height of 8 feet, where the NBMC allows freestanding signs to have a maximum average height of 6 feet.

## **RECOMMENDATION**

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15311 under Class 11 (Accessory Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. \_ approving the Comprehensive Sign Program and Modification Permit filed as PA2026-0042 (Attachment No. ZA 1).

**DISCUSSION**

*Project Setting and Background*

- The subject property is developed with a 324,053-square-foot six-story office building, on a 3.61-acre lot. The site is abutted to the north-west by a professional and administrative office, to the west across Bayview Circle by a shared parking garage, to the south by a hotel, to the east by Bristol Street and Jamboree Road (See Figure 1, below). The existing building was developed in 1985, and has remained as originally developed, with the exception of tenant improvements.

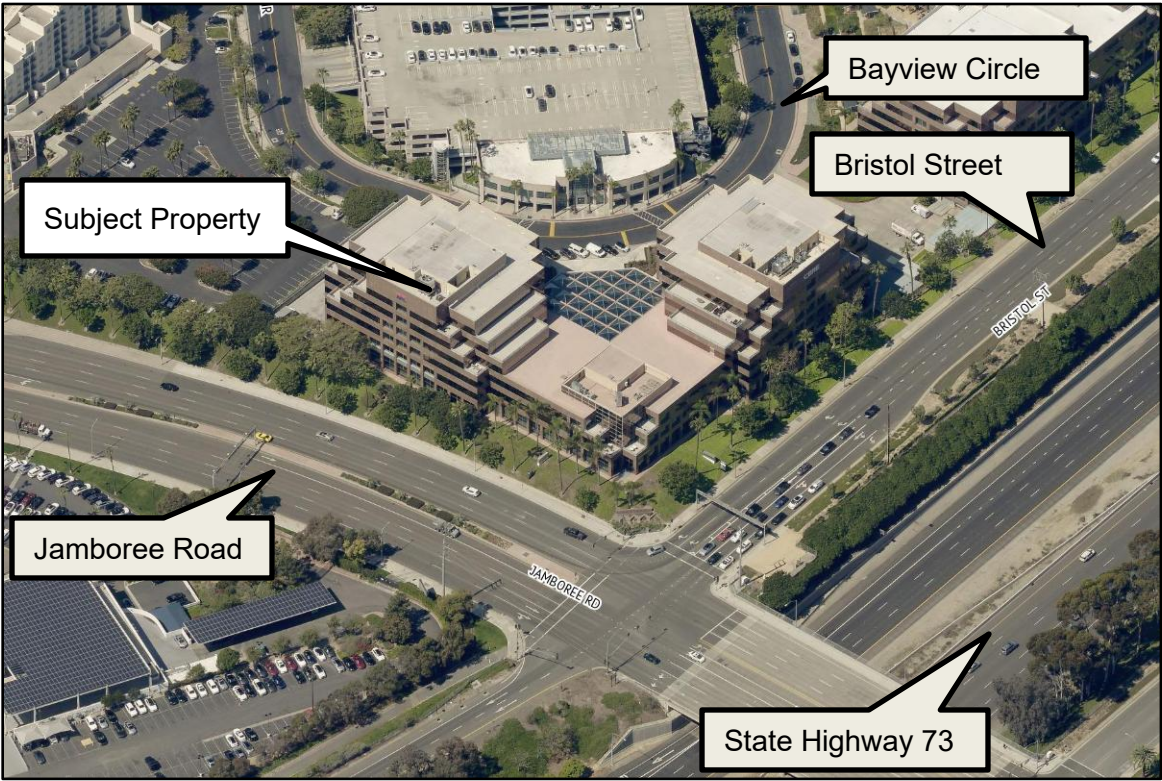


Figure 1: Oblique Image of Property

- The property has approximately 373 feet of frontage along Bayview Circle, 700 total feet of frontage along Jamboree Road and Bristol Street. Jamboree Road is a six-lane divided roadway, with a speed limit of 55 mile per hour. The project site is visible along Jamboree Road, ranging from the MacArthur Boulevard Intersection, down to the University Drive Intersection. Bristol Street is a 4-lane divided roadway, with a speed limit of 45 miles per hour. The project is in the line of sight of Bristol Street, as far as the Bristol and Birch Street intersection. Additionally, the site is visible from State Highway 73, from the Bison Avenue overpass and up until the Birch Street overpass (See Figure 2, below).

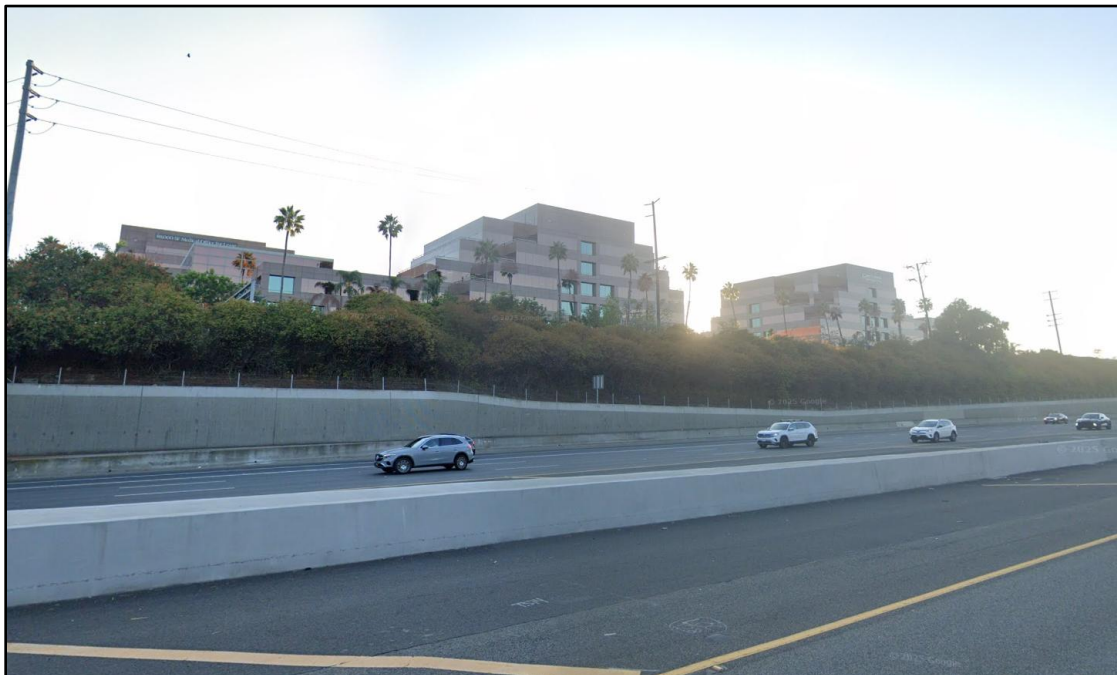


Figure 2: Northbound View of Subject Property from State Highway 73

- Although the site is bounded by Jamboree Road and Bristol Street, vehicular access to the building is only available through Bayview Circle. The massing of the building is split at the intersection of Jamboree Road and Bristol Street, yet the large, congested intersection requires the site to provide pedestrian access solely through Bayview Circle.
- The property has four previous sign approvals, which would be superseded with the approval of this application:
  - Modification Permit No. 3329: Approved the site's signage as a part of the initial construction; including, two primary tenant wall signs limited to 168 square-feet on the Jamboree Road and Bristol Street frontage, four secondary tenant walls signs limited to 50 square feet on Jamboree Road and Bristol Street frontage, two monument signs limited to 79.5 square feet located on Jamboree Road and Bristol Street, six secondary tenant signs limited to 12 square feet located on the Bayview Circle frontage, and one 90-square-foot monument sign located at intersection of Jamboree Road and Bristol Street.
  - Modification Permit No. 4628: Permitted a 168-square-foot wall sign, a 50-square-foot wall sign and a 98-square-foot walls sign located on the Jamboree Road frontage;
  - Modification Permit No. 4759: Permitted a 156-square-foot wall sign facing the Bayview Way;

- Modification Permit No. MD2005-124: Permitted a 330-square-foot wall sign located on the Jamboree Road frontage.

### *Comprehensive Sign Program*

- Section 20.42.120 (Comprehensive Sign Program) of the NBMC specifies that a CSP is required whenever signs are proposed to be located on or above the second story of a multi-story building, and when a structure has more than three-hundred linear feet of frontage on a public street. This application has been designed to integrate previously approved signage while providing means for the flexible application of sign regulations for project that reasonably require multiple signs. The CSP provides the property with adequate identification while guarding against the excessive proliferation of signage.
- The site is developed on a 3.61-acre lot, that is apart of a larger office, and hotel complex. Pedestrian access to all buildings within the area is provided along Bayview Circle and accessory to the shared parking garage. The proper identification of tenants located within different buildings is essential, and support the proposed CSP at the site.
- Chapter 20.42 (Sign Standards) of the NBMC allows one wall sign per primary frontage and one wall sign per secondary frontage. The project proposes a total of six primary tenant wall signs: two on each frontage, which includes Jamboree Road, Bristol Street, and Bayview Circle. The substantial size of the existing office building, and its unique configuration along three frontages, support the project's request for six primary tenant wall signs located on three separate building frontages.
- Chapter 20.42 (Sign Standards) of the NBMC requires secondary tenant signs to be located within the middle 50% of a tenants' building frontage. The proposed primary tenant signs will be located off-centered, at the top of the building frontage. Additionally, the proposal includes secondary tenant signs on Jamboree Road and Bristol Street to be located on the corners of the building directly adjacent to the intersection. Also, secondary tenant signs are proposed along Bayview Circle to be centered over the existing first floor windows, instead of centered on the Bayview Circle frontage. The frontages are not symmetrical due to the building being step backed as its height increases.
- Chapter 20.42 (Sign Standards) of the NBMC allows a maximum of 37.5 square feet for secondary tenant signage. The project proposes four secondary tenant wall signs located on Jamboree Road and Bristol Street frontages, that are 48 square feet (28% increase). The CSP approved under Modification Permit No. 3329 approved a version of the Secondary Tenant signs that allowed four total signs in identical locations, with a maximum sign area of 50 square feet.

- Chapter 20.42 (Sign Standards) of the NBMC allows one wall sign per primary frontage and one wall sign per secondary frontage. The project includes six secondary tenant wall signs located on Bayview Circle. The secondary tenant wall signs were previously allowed by Modification Permit No. 3329 and are to remain on the Bayview Circle frontage. These signs are a maximum 12 square feet in area and are mounted above the first floor for pedestrians to identify individual tenant spaces.
- Chapter 20.42.80 (Standards for Specific Types of Permanent Signs) of the NBMC allows one freestanding sign per site. The Project includes five freestanding signs comprised of; three monument signs located on the Jamboree Road and Bristol Street Frontages, and two freestanding blade signs located on Bayview Circle. One of the five monuments, located at the intersection of Jamboree Road and Bristol Street, is an existing project identification sign approved by Modification Permit No. 3329. This monument sign was approved as a part of the initial construction with a maximum sign area of 90 square feet (See Attachment No. ZA 3). The five monument signs allow for adequate identification of the site and its tenants.
- Chapter 20.42.80 (Standards for Specific Types of Permanent Signs) of the NBMC limits the sign area of freestanding signs to a maximum of 75 square feet. The proposal includes three monument signs located on the Jamboree Road and Bristol Street frontages. The monument signs located on Jamboree Road and Bristol Street are limited to a sign area of 79.5 square feet. Modification Permit No. 3329 previously approved two monument signs at the same locations with a sign area of 79.5 square feet. An existing 90-square-foot monument sign located at the corner of the Jamboree Road and Bristol Street intersection is the Bayview Corporate Center identification sign.
- The signs are proportional to the building and property frontages and are limited to the locations specified in the Project Plans (Attachment No. ZA 4).

### Modification Permit

- Chapter 20.42.120 (Comprehensive Sign Program) of the NBMC specifies that deviations in sign area greater than 30% over what is allowed require the approval of a modification permit.
- Chapter 20.42 (Sign Standards) of the NBMC allows a maximum of 75 square feet per primary tenant signage. The proposal includes six proposed primary tenant wall signs located between three frontages, two facing Jamboree Road, two facing Bristol Street, and two on Bayview Circle. These wall signs are proposed to be 168 square feet, resulting in a 124% increase from the Zoning Code. Modification

Permit No. 3329 approved four primary tenant wall signs with a maximum sign area of 168 square feet. Subsequently, Modification Permit No. MD2005-269 allowed one of the primary wall signs to have a sign area of 330 square feet.

- Chapter 20.42 (Sign Standards) of the NBMC allows signs up to a maximum average height of 6 feet. The proposal includes two monument signs that are located on the Bayview Circle frontage and have a proposed average height of 8 feet (33% increase).
- Strict application of the NBMC limits the size of the signs, which would not provide for adequate identification of the office building given the large scale of the property, surrounding infrastructure, and the building frontage visibility from State Highway 73 which experiences higher speeds of travel. The requested increase in sign area will provide identification signage that is appropriately sized for visibility from the public right-of-way without dominating or diminishing the open space character of the area.
- To reduce lighting impacts to the surrounding users, the project is conditioned to ensure there are no lighting impacts to adjacent areas. Condition of Approval No. 7 prohibits all signage from being illuminated between 11 p.m. and 5 a.m., daily. Condition of Approval No. 8 requires all signage to include a dimmer. Finally, Condition of Approval No. 9 allows the Community Development Director to order the dimming of light sources if necessary.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15311 – Class 11 (Accessory Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

The Class 11 exemption applies to projects that include the construction or replacement of minor structures such as on-premise signs accessory to (or appurtenant to) existing commercial, industrial, or institutional facilities. The signs are incidental and accessory to the existing school use and will not intensify or alter the use. Therefore, the Class 11 exemption is applicable. The exceptions to this categorical exemption under Section 15300.2 are not applicable.

## **PUBLIC NOTICE**

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code.

Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

**APPEAL PERIOD:**

This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal is filed with the City Clerk in accordance with the provisions Chapter 20.64 (Appeals) of the NBMC within 14 days following the date of the action. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

  
Saul Mercado, Contract Planner

DL/sm

- Attachments:
- ZA 1 Draft Resolution
  - ZA 2 Vicinity Map
  - ZA 3 Monument Sign per Modification Permit No. 3329
  - ZA 3 Project Plans

# **Attachment No. ZA 1**

Draft Resolution

**RESOLUTION NO. ZA2024-###**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA APPROVING A COMPREHENSIVE SIGN PROGRAM AND MODIFICATION PERMIT FOR ADDITIONAL WALL SIGNS WITH INCREASED SIGN AREA FOR AN OFFICE COMPLEX FOR 3501 JAMBOREE ROAD (PA2026-0042)**

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Ashley Yu (Applicant), concerning property located at 3501 Jamboree Road, and legally described as Lot 3, Tract 12528 (Property) requesting approval of a comprehensive sign program (CSP) and modification permit.
2. On October 8, 1987, the Modification Committee approved a Modification Permit No. 3329 to allow the installation of signage as a part of the construction of an office building. The modification permit allowed two 168 square feet primary tenant wall signs on the Jamboree Road and Bristol Street frontage, four secondary tenant walls signs limited to 50 square feet on Jamboree Road and Bristol Street frontage, two monument signs limited to 79.5 square feet located on Jamboree Road and Bristol Street, six secondary tenant signs limited to 12 square feet located on the Bayview Circle frontage, and one 90-square-foot monument sign located at intersection of Jamboree Road and Bristol Street.
3. On November 26, 1997, the Modification Committee approved Modification Permit No. 4628 to allow 168-square-foot wall sign, a 50-square-foot wall sign and a 98-square-foot wall sign located on the Jamboree Road frontage.
4. On August 19, 1998, the Modification Committee approved Modification Permit No. 4759 to allow a 168-square-foot wall sign, a 50-square-foot wall sign and a 98-square-foot wall sign located on the Jamboree Road frontage
5. On January 9, 2006, the Zoning Administrator approved Modification Permit No. MD2005-124 (PA2005-269) to allow the removal and installation of 3 wall signs on an existing multi-tenant office building. The modification permit allowed the increase of sign area for one wall sign from 160 to 330 square feet (106% increase). The existing 3 wall signs prior to the approval were permitted to be 160 square feet by three previous modification permits.
6. The applicant proposes approval of a new comprehensive sign program and modification permit to authorize signage for an existing multi-tenant office building. The applicant is seeking the following deviations from Chapter 20.42 (Sign Standards) of the Zoning Code:

*Comprehensive Sign Program*

- a) The installation of 6 primary tenant identification wall signs located on three separate building frontages, where the Zoning Code only allows one wall sign per building or tenant frontage;
- b) The installation of 10 secondary tenant identification wall signs located on three separate building frontages, where the Zoning Code only allows one wall sign per secondary building or tenant frontage;
- c) The allowance of wall signs to not be located within the middle 50% of their respective building frontages;
- d) Proposed sign area of 48 square feet for 4 secondary tenant signs located on the Jamboree Road and Bristol Street frontages, where the Zoning Code allows for a maximum of 37.5 square feet per secondary tenant frontage (28% increase);
- e) The allowance of 5 freestanding signs when the Zoning Code allows one freestanding sign per site; and
- f) A maximum sign area of 97.5 square feet for two freestanding signs, located on the Jamboree Road frontage and Bristol Street frontage. The Zoning Code allows for a maximum sign area of 75 square feet (30% increase).

*Modification Permit*

- a) Proposed sign area of 168 square feet for six primary tenant wall signs located on all three frontages, where the Zoning Code allows for a maximum sign area of 75 square feet per primary tenant frontage (124% increase);
  - b) The allowance of two freestanding signs, located on the Bayview Circle frontage, to have a maximum average height of 8 feet. The Zoning Code allows for freestanding signs to have a maximum average height of 6 feet, with a maximum height of 8 feet (33% increase) (Project).
7. The Property is designated General Commercial Office (CO-G) by the General Plan Land Use Element and is located within the Bayview Planned Community Development Plan (PC32).
  8. The Property is not located within the coastal zone.
  9. A public hearing was held on May 28, 2026 online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by, the Zoning Administrator at this hearing.

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## SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is exempt from the California Environmental Quality Act (CEQA) under Section 15311 under Class 11 (Accessory Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Class 11 exemptions apply to projects that includes the construction or replacement of minor structures such as on-premise signs accessory to (or appurtenant to) existing commercial, industrial, or institutional facilities. The signs are incidental and accessory to the existing professional and administrative office use and will not intensify or alter the use. Therefore, the Class 11 exemption is applicable.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

## SECTION 3. REQUIRED FINDINGS.

### **Comprehensive Sign Program**

Pursuant to Chapter 20.42.120 (Comprehensive Sign Program) of the NBMC, a CSP allows an increase in the sign height by 20% above that allowed and an increase in sign area by 30% above that allowed. The CSP shall comply with the standards of the NBMC, except that deviations are allowed with regard to sign area, total number, location, and/or height of signs. In accordance with Chapter 20.42.120(E) (Comprehensive Sign Program – Standards) of the NBMC, the following standards and facts in support of such standards are set forth:

#### Finding:

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

#### Facts in Support of Finding:

1. Chapter 20.42.120 (Comprehensive Sign Program) of the NBMC specifies that a CSP is required whenever signs are proposed to be located on or above the second story of a multi-story building, and when a structure has more than 300 linear feet of frontage on a public street. The Property is developed with a 324,053-square-foot six-story office building, with approximately 700 lineal feet of frontage along Jamboree Road and Bristol Street, and 373 lineal feet of frontage along Bayview Circle.

2. The purpose of a CSP is to integrate all of a project's signs. A CSP 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.
3. Chapter 20.42 (Sign Standards) of the NBMC is intended to provide sign users the opportunity to identify themselves by encouraging well-designed signs that attract and invite the public, are complementary to the building and uses to which they relate, are harmonious with their surroundings, ensure freedom of expression for sign uses, enhance safety of motorists and pedestrians, and, protect the life, property, and general welfare of City residents and visitors. The CSP includes deviations of standards provided in Table 3-16 (Signs Allowed in Commercial and Industrial Zoning Districts) of section 20.42.080 (Standards for Specific Types of Permanent Signs) of the NBMC while complying with the aforementioned purpose and intent of Chapter 20.42 of the NBMC.
4. Chapter 20.42.80 (Standards for Specific Types of Permanent Signs) of the NBMC allows one wall sign per each primary and secondary building or tenant frontage. The Project proposes a total of 6 primary tenant wall signs: two on each frontage, which includes Jamboree Road, Bristol Street, and Bayview Circle. The substantial size of the existing office building, and its unique configuration along three frontages support the Project's request for six primary tenant wall signs located on three separate building frontages.
5. Chapter 20.42.80 (Standards for Specific Types of Permanent Signs) of the NBMC requires wall signs to be located within the middle 50% of a tenants' building frontage. The Project proposes primary tenant signs to be located off-centered, by locating them at the top of the building frontage. Additionally, the Project proposes secondary tenant signs on Jamboree Road and Bristol Street to be located on the corners of the building directly adjacent to the intersection. The Project includes secondary tenant signs along Bayview Circle to be centered over the existing first floor windows, instead of centered on the Bayview Circle frontage. The frontages at the Property are not symmetrical due to the building stepping back as its height increases. The Circulation Element of the General Plan identifies Bristol Street and Jamboree Road as an intersection where regional connections are concentrated and as a result is impacted with increased conflict and congestion. Due to the large scale of the Jamboree Road and Bristol Street Frontages the off-centered placement of the Project's walls signs, allows for pedestrians, motorists and the Public to safely identify the building tenant from the Jamboree Road and Bristol Street intersection.
6. Four secondary tenant wall signs are proposed to exceed the maximum sign area. The proposed signs are located on Jamboree Road and Bristol Street frontages, and are 48 square feet, where the Zoning Code allows a maximum of 37.5 square feet (28% increase). Across the Jamboree Road and Bristol Street Frontages, the four Secondary Tenant Signs will cover less than 1% of combined building façades, and 14% of the lineal frontages. The CSP approved under Modification Permit No. 3329 allowed four secondary wall signs in identical locations, with a maximum sign area of 50 square feet.

7. Six secondary tenant wall signs, which were previously allowed by Modification Permit No. 3329, are proposed to remain on the building along the Bayview Circle frontage. These signs are a maximum 12 square feet in area and are mounted above the first floor for pedestrians to identify individual tenant spaces. Across the Bayview Circle frontage, these six signs cover less than 1% of the building façade, and 19% of the lineal frontages. The signs are oriented towards the parking garage to help visitors identify the tenants without deteriorating the quality of the surrounding uses and community.
8. Chapter 20.42.80 (Standards for Specific Types of Permanent Signs) of the NBMC allows one freestanding sign per site. The Project includes five freestanding signs which includes three monument signs located on the Jamboree Road and Bristol Street frontages, as well as two freestanding blade signs located on Bayview Circle. The Property is 157,334 square feet and is developed with a six-story, 324,053-square-foot office building, which necessitates additional monument signs for adequate identification of the site and its tenants. The monument signs on the Jamboree Road and Bristol Street frontage allow the site and its tenants to be identified from the often-busy intersection. One of the five monument signs is an existing project identification monument originally permitted in 1987 as part of the initial construction of the building. This sign was permitted on a 90-square-foot retaining wall at the corner of Jamboree Road and Bristol Street and is proposed to remain. Additional monument signage on Bayview Circle is designed to help motorists and pedestrians identify the tenants of the Property. The Project's proximity to the adjacent large-scale development at 100 Bayview Circle, its location along Jamboree Road and Bristol Street, requires the proposed monument signs to allow for adequate identification while guarding from the excessive and confusing proliferation of signage.
9. Chapter 20.42.80 (Standards for Specific Types of Permanent Signs) of the NBMC limits the sign area of freestanding signs to a maximum of 75 square feet. The Project includes three monument signs located on the Jamboree Road and Bristol Street frontages. The monument signs located on Jamboree Road and Bristol Street are limited to a maximum width of 13 feet, 3 inches, a height of 6 feet, and a sign area of 97.5 square feet. Modification Permit No. 3329 previously approved two monument signs at the same locations with a sign area of 79.5-square-foot. An existing monument sign located at the corner of the Jamboree Road and Bristol Street intersection is the Bayview Corporate Center identification sign and was previously approved by Modification Permit No. 3329. The Property is accessible through Bayview Way from Jamboree Road and Bayview Place on Bristol Street. The Project's increase in sign area for monument signs on Jamboree Road and Bristol Street will allow for ease of readability for motorists travelling on Jamboree Road and Bristol Street; therefore, enhancing safety of motorists and pedestrians.
10. The CSP is consistent with the Citywide Sign Design Guidelines because the proposed signs are designed to be compatible with the building design in terms of scale, size and materials. The proposed signs are designed to effectively communicate a commercial message without creating sign clutter. The proposed signage is adequately spaced to prevent clusters of signage and less obtrusive to motorists and pedestrians on

Jamboree Road, Bristol Street, or State Highway 73. The location and size of the signs do not dominate but rather are consistent with the proportions of the façade on which they are located.

Finding:

- B. The proposed signs shall enhance the overall development and 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 Finding:

1. The Property is accessed from Bayview Circle through ingresses on the one-way Bristol Street and Jamboree Road. Jamboree Road is a six-lane divided roadway, with a speed limit of 55 miles per hour. Bristol Street is a four-lane divided roadway, with a speed limit of 45 miles per hour. The CSP is designed to provide adequate identification of the Property from the surrounding road network, without allowing the unnecessary proliferation of signage.
2. All signage will be in harmony with the character and architectural style of the existing office complex, and neighboring development. The placement and size of all proposed sign types are complementary to the building size, and frontages. The comprehensive sign program has been designed to consolidate and improve on the previously approved modification permits; filed under, Modification Permit No. 3329, 4628, 4759, and MD2005-124. All existing and proposed signage fits within the scale of the building façade and conforms to the pattern of development for the surrounding areas. Should illumination prove to be a nuisance, Condition of Approval No. 9 authorizes the Community Development Director to order the dimming of light sources or other remediation upon finding that the sign is excessively illuminated.

Finding:

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

Facts in Support of Finding:

1. The CSP includes all project signage. Temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions of Chapter 20.42 (Sign Standards) of the NBMC.

Finding:

- D. The sign program shall accommodate future revisions that may be required because of changes in use or tenants;*

Facts in Support of Finding:

1. The CSP has been designed in anticipation of all signage needs by providing adequate identification from Jamboree Road, Bristol Street, and State Highway 73. Any future tenants should be able to utilize the CSP without any substantial changes. Chapter 20.42 (Sign Standards) of the NBMC authorizes the Community Development Director the ability to approve minor revisions to the CSP if the intent of the original approval is not affected.

Finding:

- E. 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 Finding:

1. Facts 4, 5, 6, 7, 8 and 9 in support of Finding A are hereby incorporated by reference.
2. The CSP is consistent with Chapter 20.42 (Sign Standards) and is being processed concurrently with a modification permit, consistent with Section 20.52.050 (Modification Permits) to allow the maximum sign area of certain signs to be larger than standard NBMC limitations.

Finding:

- F. Approval of a comprehensive sign program shall not authorize the use of signs prohibited by this Chapter [Chapter 20.42]; and;*

Facts in Support of Finding:

1. The CSP does not authorize the installation of any prohibited sign types.

Finding:

- G. Review and approval of a comprehensive sign program shall not consider the signs' proposed message content.*

Facts in Support of Finding:

1. The content of the signs was not considered and the CSP contains no restrictions on message or content.

**Modification Permit**

Pursuant to Section 20.52.050 (Modification Permits) of the NBMC, deviations to sign height greater than 20% and sign area greater than 30% are subject to the approval of a modification permit. In accordance with Section 20.52.050 (Modification Permits):

Finding:

*H. The requested modification will be compatible with existing development in the neighborhood;*

Facts in Support of Finding:

1. The Property is located in the Bayview Community Development Plan (PC32), where it is classified as Professional and Administrative Office Land Use. This land use designation is intended to provide areas for development of administrative and professional office, in proximity to residential uses. The Land Use Element of the General Plan designates The Property as a General Commercial Office (CO-G), which is intended to provide administrative, professional, and medical offices with limited retail and service uses.
2. The Property is abutted to the north-west by a professional and administrative office, to the West across Bayview Circle by a shared parking garage, to the south by a hotel, to the east by Bristol Street and Jamboree Road. The nearest residential community is located approximately 440 feet north-west of the property. The Property is within the line of sight of the residential community, when viewed from the gated entrance located on Baycrest Court. Similarly, The Project is within the line of site of the Bayview Terrace Residential Community, when viewed from the gated entrance on Cormorant Court, located approximately 700 feet from the site. The Property is within the line of sight of motorists travelling on State Highway 73 for approximately a one-mile stretch from the Jamboree Road overpass to the MacArthur Boulevard interchange. The Property is also in line of site of motorists travelling on Macarthur Boulevard for a one-mile stretch starting at the State Highway 73 interchange, up to the Jamboree Road intersection.
3. Fact 1 in Support of Finding B is hereby incorporated by reference.
4. The 6 proposed primary tenant wall signs are located between three frontages, two facing Jamboree Road, two facing Bristol Street, and two on Bayview Circle. These wall signs are proposed to be 168 square feet, internally illuminated, and located above the 6<sup>th</sup> floor of the building. Table 3-16 of Chapter 20.42.70 (Standards for Permanent Signs) of the NBMC, allows a maximum of 75 square feet per primary frontage, resulting in a 124% increase. The existing configuration of the development creates conditions for 3 frontages. Although the Property is bound by Bristol Street, Jamboree Road, and Bayview Circle, vehicular access to the building is available only through Bayview Circle. Across the Jamboree Road and Bristol Street Frontages, the four Primary Tenant Signs will cover approximately 1% of combined building façades, and 25% of the lineal frontages. On the Bayview Circle frontage, primary wall signs will cover less than 1% of the total building façade, and 22% of lineal frontages.

5. Modification Permit No. 3329 approved four primary tenant wall signs with a maximum sign area of 168 square feet. Subsequently, Modification Permit No. MD2005-269 allowed one of the primary wall signs to have a sign area of 330 square feet. The proposed primary tenant wall signs are consistent with previous approvals and expected to appropriately fit the scale of the large office complex and improve identification to motorists.
6. Two proposed monument signs are located on the Bayview Circle frontage and have a proposed average height of 8 feet, where the Zoning Code allows signs up to a maximum average height of 6 feet (33% increase). The increase in sign height is not expected to deter the community's appearance nor create the excessive proliferation of signage. The proposed monument signs are oriented towards the parking garage and vehicular traffic to provide adequate pedestrian and motorist identification.

Finding:

- I. *The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use;*

Facts in Support of Finding:

1. Fact 1 in Support of Finding B, and Fact 2 and 6 in Support of Finding H are hereby incorporated for reference.
2. The nearest administrative and professional office building with identification signage is 101 Bayview Circle, abutting The Property to the north. The office building includes similar secondary tenant signage and building entry monuments along the Bayview Circle Frontage. The nearest commercial building with identification signage is Fletcher Jones Motorcars, where similar tenant signage is located on the upper fascia of the building frontage. The signage at the car dealership is also oriented towards Jamboree Road. In this case, the increase sign area and letter heights is necessary due to the large scale of the building frontage, and the visibility of the building frontage from Jamboree Road, Bristol Street, Macarthur Road, and State Highway 73. Primary tenant signage would enhance visibility of the Property from the aforementioned locations. Secondary tenant signage would provide tenants an opportunity for adequate identification without the proliferation of signage. Proposed monument signs allow for building identification from Jamboree Road and Bristol Street, with increased opportunity for tenants to be identified ensuring motorists to safely access the Property. Similarly, the monument signs on Bayview Circle allow motorists and pedestrians to identify tenants at the Property and reduce possible confusion with the adjacent office building and hotel. Additionally, access to the Property exists from Bristol Street, a one-way road, and along Jamboree Road. Due to the high rate of speed and limited access to the site, the proposed signage would ensure safe circulation of motorists and enhance vehicular and pedestrian access to the site. The proposed and existing signage are proportional to the large scale of the existing road network, and the large office building.

Finding:

- J. *The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code;*

Facts in Support of Finding:

1. The Property is located within the Bayview Planned Community, which defers development standards for Signage to Chapter 20.42 (Sign Standards) of the NBMC. The NBMC allows for a maximum of one 75-square-foot sign per primary frontage and one 37.5-square-foot sign per secondary frontage. Section 20.42.120 (Comprehensive Sign Program) outlines an alternative to Chapter 20.42 for multi-tenant developments but is limited to a maximum increase of 20% for sign height and 30% for sign area. Due to the scale of the Property, Chapter 20.42 requires a Modification Permit as the applicable standards in Chapter 20.42 would not complement the development, and result in a detriment to the surrounding community.
2. The purpose and intent of Chapter 20.42 (Sign Standards) of the NBMC is to provide users with adequate identification while preserving and enhancing the community's appearance. The regulation of sign area is to ensure that signage does not overwhelm the frontage and create clutter. The proposed signage ensures that the office building, which has limited access to the adjacent road network, has adequate identification from the public right-of-way and does not overwhelm or create signage clutter.
3. Due to the large distance between the busy adjacent roads that bind the Property and limited vehicular access to the Property, the Project is necessary to address the reduced visibility and readability for passing motorists.

Finding:

- K. *There are no alternatives to the modification permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public; and*

Facts in Support of Finding:

1. An alternative to the increased number and size of the proposed signage is to reduce the number and areas of the proposed signs and comply with Chapter 20.42 (Sign Standards) of the NBMC. Given the large scale and distance from the public right-of-way, this alternative would significantly shortfall the required sign area for proper identification of the Property, and would increase motorist distraction ultimately creating hazardous conditions for City residents and visitors.

Finding:

- L. *The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the*

*City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.*

Facts in Support of Finding:

1. Fact 2 in Support of Finding A is hereby incorporated by reference.
2. This approval will allow for an increase in sign area up to 168 square feet, for six primary tenant signs located on Jamboree Road, Bristol Street, and Bayview Circle. Also, the approval will allow an average sign height of 8 feet for monument signage located on Bayview Circle. The Project will not result in a change in intensity or density of the Property.
3. Condition of Approval No. 7 prohibits all sign types from being illuminated between 11 p.m. and 5 a.m., daily.
4. To ensure the signs are not excessively illuminated, Condition of Approval No. 8 requires all new signs to include a dimmer, ensuring that there is the ability to reduce sign illumination.
5. Should the illumination prove to be a nuisance, Condition of Approval No. 11 authorizes the Zoning Administrator to order the dimming of light sources or other remediation upon finding that the sign is excessively illuminated.
6. The proposed sign areas will cover a small area of the building frontages and the surfaces which they are located on are proportional to the Property's large scale. The Project is designed to be visible to travelers on Jamboree Road, Bristol Street, Macarthur Boulevard and State Highway 73. Based on the NBMC sign illumination requirements and proposed conditions of approval, the proposed signage is not anticipated to negatively impact or be detrimental to occupants of the property, nearby properties, the neighborhood, or the City.

SECTION 4. DECISION.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Section 15311 under Class 11 (Accessory Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment. The exceptions identified in Section 15300.2 do not apply.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Comprehensive Sign Program and Modification permit filed as PA2026-0042, subject to the conditions set forth in Exhibit "A" and the sign matrix parameters denoted Exhibit "B", which is attached hereto and incorporated by reference.

3. This resolution supersedes Modification Permits No. 3329, 4628, 4759, and MD2005-124, which upon vesting of the rights authorized by this Comprehensive Sign Program and Modification Permit, shall become null and void.
4. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or a call for review is filed with the City Clerk in accordance with the provisions of Chapter 20.64 (Appeals) of the NBMC.

**PASSED, APPROVED, AND ADOPTED THIS 28<sup>TH</sup> DAY OF MAY, 2026.**

---

Liz Westmoreland, AICP, Zoning Administrator

**EXHIBIT “A”****CONDITIONS OF APPROVAL**

*(Project-specific conditions are in italics)*

**Planning Division**

1. Signs shall be in substantial conformance with the approved site plan, elevations and sign details stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
3. The applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused the revocation of this Comprehensive Sign Program and Modification Permit.
4. *Building permits for all signage shall be obtained per the requirements of the Building Division.*
5. All signs shall be maintained in accordance with Section 20.42.170 (Maintenance Requirements) of the NBMC.
6. *The locations of the signs are limited to the designated areas and shall comply with the limitations specified in the Sign Matrix, included as Exhibit “B”.*
7. *Illumination for all sign types shall be prohibited between 11 p.m. and 5 a.m., daily.*
8. *All new signage shall be designed with a dimmer to allow for a reduction in illumination.*
9. The sign shall not be excessively illuminated in accordance with the provisions of Section 20.42.060.(H) (Provisions Applying to All Sign Types – Illuminated Signs and Lights) of the NBMC. If in the opinion of the Community Development Director the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources, the Director may order the dimming of light sources or other remediation upon finding that the sign is excessively illuminated.
10. This Use Permit and Modification may be modified or revoked by the Zoning Administrator if determined should they determine that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.

11. Prior to issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.
12. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or leasing agent.
13. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code.
14. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any 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 **Bayview LLC Sign Program** including, but not limited to, **Comprehensive Sign Program and Modification permit filed as PA2026-0042**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing the such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages that which City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

### **Building Division**

15. All signage shall comply with the applicable requirements of the California Energy Code, including but not limited to lighting efficiency, controls, and operational standards.

### **Public Works Department**

16. No monument sign shall be installed within any area of limited use, as established by City Standard STD105. The location of all proposed monument signage shall be subject to review and approval by the Public Works Department prior to issuance of any applicable permits.

# **Attachment No. ZA 2**

Vicinity Map

# VICINITY MAP



Comprehensive Sign Program  
Modification Permit  
PA2026-0042  
**3501 Jamboree Road**

# **Attachment No. ZA 3**

Monument Sign per Modification Permit  
No. 3329

All ideas, designs, arrangements, and plans indicated by this drawing are owned by and the property of Design 2 Signmakers, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Design 2 Signmakers. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.



Design 2 Signmakers • 2632 S. Harbor Blvd., Santa Ana, CA 92704 (714) 540-7788

Job # P9897-1



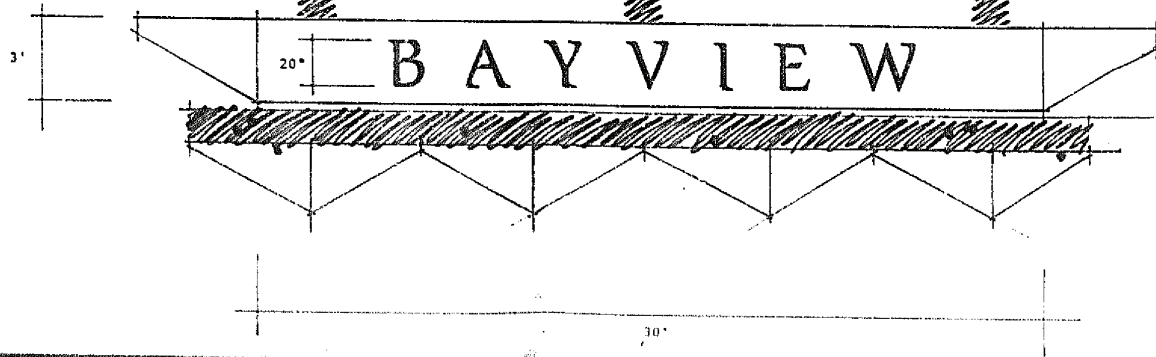
### General Description

PROJECT I.D./MONUMENT

Concrete retaining wall and planters with applied fabricated aluminum letters.

Colors: Dark green letters (Ameritone 1024C 'Delaware')  
Inner-mix concrete (Davis 'Baja Red')

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



City of Newport Beach

# **Attachment No. ZA 4**

Project Plans

3501 JAMBOREE ROAD  
NEWPORT BEACH, CA 92660

## SIGN PROGRAM

**PROPERTY OWNER**  
CBRE  
3501 JAMBOREE, SUITE 430  
NEWPORT BEACH, CA 92660  
949.823.9330

**PROGRAM DESIGNER**  
JB3D  
731 N. MAIN STREET  
ORANGE, CA 92868  
CONTACT: ASHLEY YU  
714.204.0084  
ASHLEY.Y@JB3D.COM



April 28, 2026

**3501 JAMBOREE SIGN PROGRAM**

# TABLE OF CONTENTS

<b>SHEET N<sup>o</sup>.</b>	<b>DESCRIPTION</b>
0.1	Signage Overview
0.2	Site Plan
1.0	Primary Tenant I.D.
2.0	Secondary Tenant I.D.
3.0	Tertiary Tenant I.D.
4.0	Tenant Monument
5.0	Building Entry Monument

# SIGNAGE OVERVIEW

SIGN TYPE	SIGN-SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. HEIGHT	MAX. WIDTH	MAX. SIGN AREA	PERMIT REQUIRED	LOGOS ALLOWED	ILLUMINATION PERMITTED
1	1.0	Primary Tenant I.D.	On Building	6	6'-0"	42'-0"	168 Sq. Ft.	Yes	Yes	Yes
2	2.0	Secondary Tenant I.D.	On Building	4	24"	25'-0"	48 Sq. Ft.	Yes	Yes	Yes
3	3.0	Tertiary Tenant I.D.	On Building	6	12"	12'-0"	12 Sq. Ft.	No	Yes	No
4	4.0	Tenant Monument	Ground	2	6'-0"	13'-3"	79.5 Sq. Ft.	Yes	Yes	Yes
5	5.0	Building Entry Monument	Ground	2	6'-0"	4'-0"	24 Sq. Ft.	No	Yes	Yes

\* PRIMARY TENANT ID'S SHALL NOT EXCEED 6 TOTAL FOR ENTIRE BUILDING. REFER TO MATRIX ON PAGE 0.2 FOR ALLOWABLE LOCATIONS.

\*\* SECONDARY TENANT ID'S SHALL NOT EXCEED 4 TOTAL FOR ENTIRE BUILDING. REFER TO MATRIX ON PAGE 0.2 FOR ALLOWABLE LOCATIONS.

# SIGNAGE MATRIX

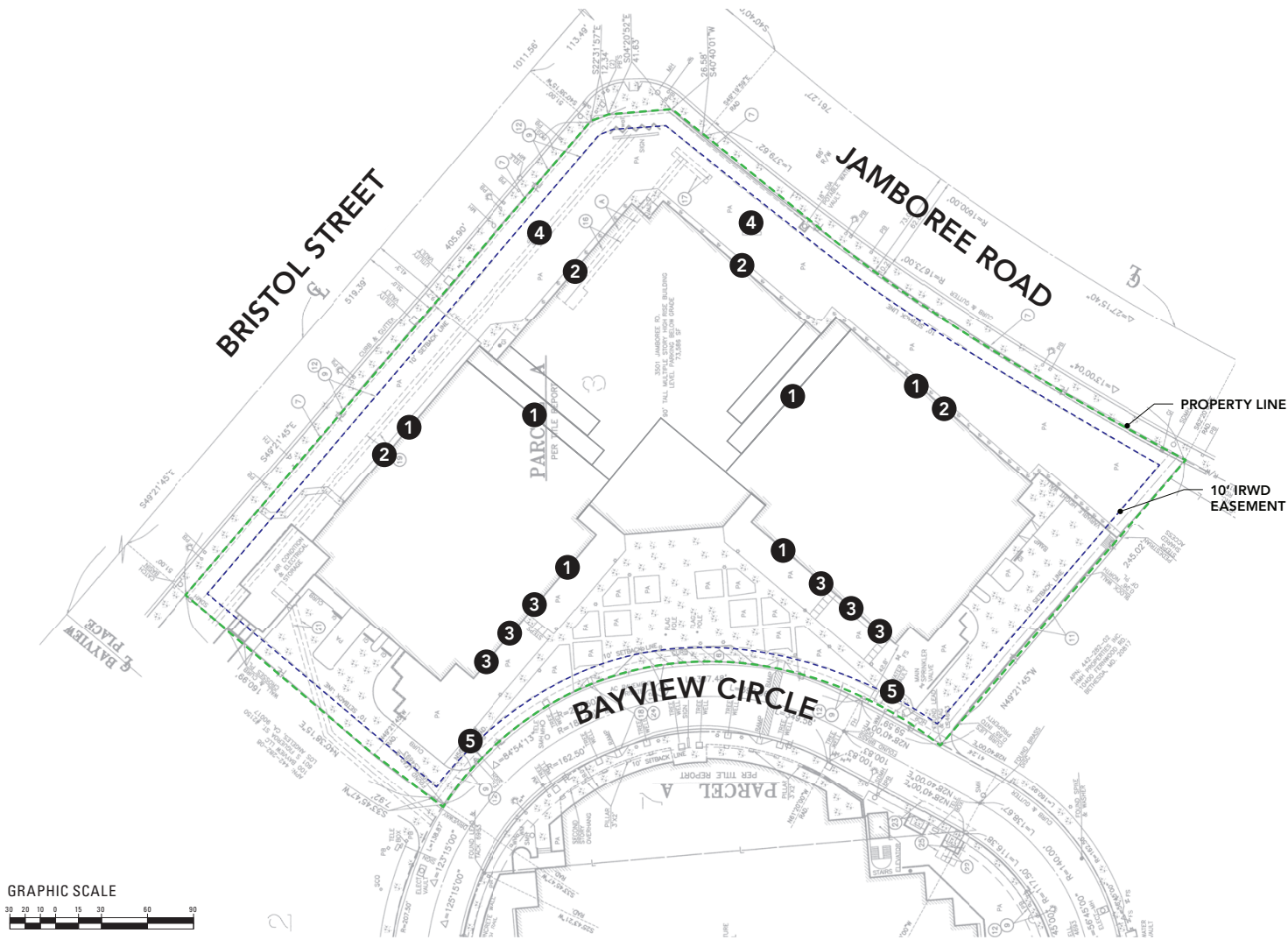
<b>PRIMARY FRONTAGE</b> (JAMBOREE RD.)	<b>SECONDARY FRONTAGE A</b> (BRISTOL ST.)	<b>SECONDARY FRONTAGE B</b> (BAYVIEW CIRCLE)
2 PRIMARY TENANT ID MAX  2 SECONDARY TENANT ID'S MAX  1 TENANT MONUMENT MAX	2 PRIMARY TENANT ID MAX  2 SECONDARY TENANT ID'S MAX  1 TENANT MONUMENT MAX	2 PRIMARY TENANT ID MAX  6 TERTIARY TENANT ID'S MAX  2 BUILDING ENTRY MONUMENTS MAX

# SITE PLAN

OVERALL

## SIGN TYPE - LEGEND

- ST1 – Primary Tenant I.D. (6 Max.)
- ST2 – Secondary Tenant I.D. (4 Max.)
- ST3 - Tertiary Tenant I.D. (6 Max.)
- ST4 - Tenant Monument (2 Max.)
- ST5 - Building Entry Monument (2 Max.)



April 28, 2026



# SIGN TYPE 1

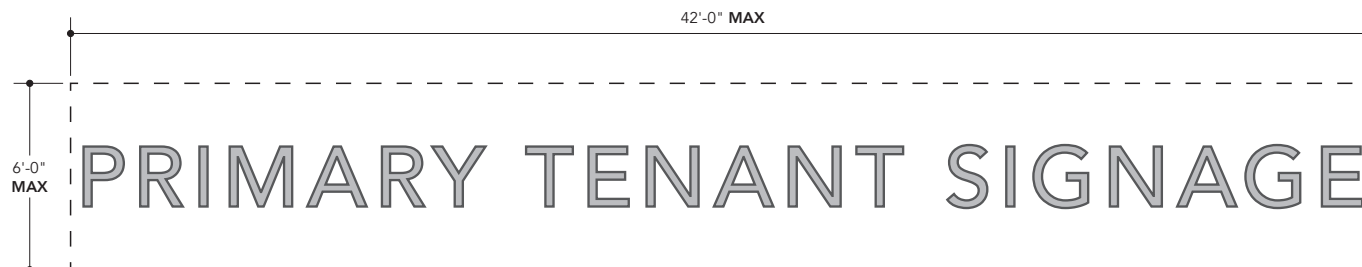
## PRIMARY TENANT ID

PURPOSE	To identify business names occupying the building suites within 3501 Jamboree. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on a Primary Tenant ID Sign.
MAXIMUM NUMBER	Six. One sign per tenant as shown on pages 1.1 and 1.3 - 1.6.
LOCATION	On building as indicated on the following exhibits.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	One business name and or logo per defined location, two-lines of copy maximum.
MAX. SIGN AREA & SIZE	Width: 42'-0" Height: 6'-0" Sign Area: 168 sq. ft. Max (per sign)
SIGN CONSTRUCTION	Individual letter and logos only. No cabinet signs or cloud signs allowed. No exposed wiring allowed.
ILLUMINATION	Internally illuminated. No exposed neon lighting is permitted. No flashing or blinking allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font.
COLORS	Tenant logo colors must contrast building facade. Exact finish details to vary.

### NOTE TO SIGN CONTRACTOR:

The following to be applied during shop drawing phase for sign permit submittal prior to sign fabrication/installation.

1. Illuminated sign shall comply with California energy code.
2. Structural calculations for sign anchorage shall comply with ASCE 7-16 chapter 13.

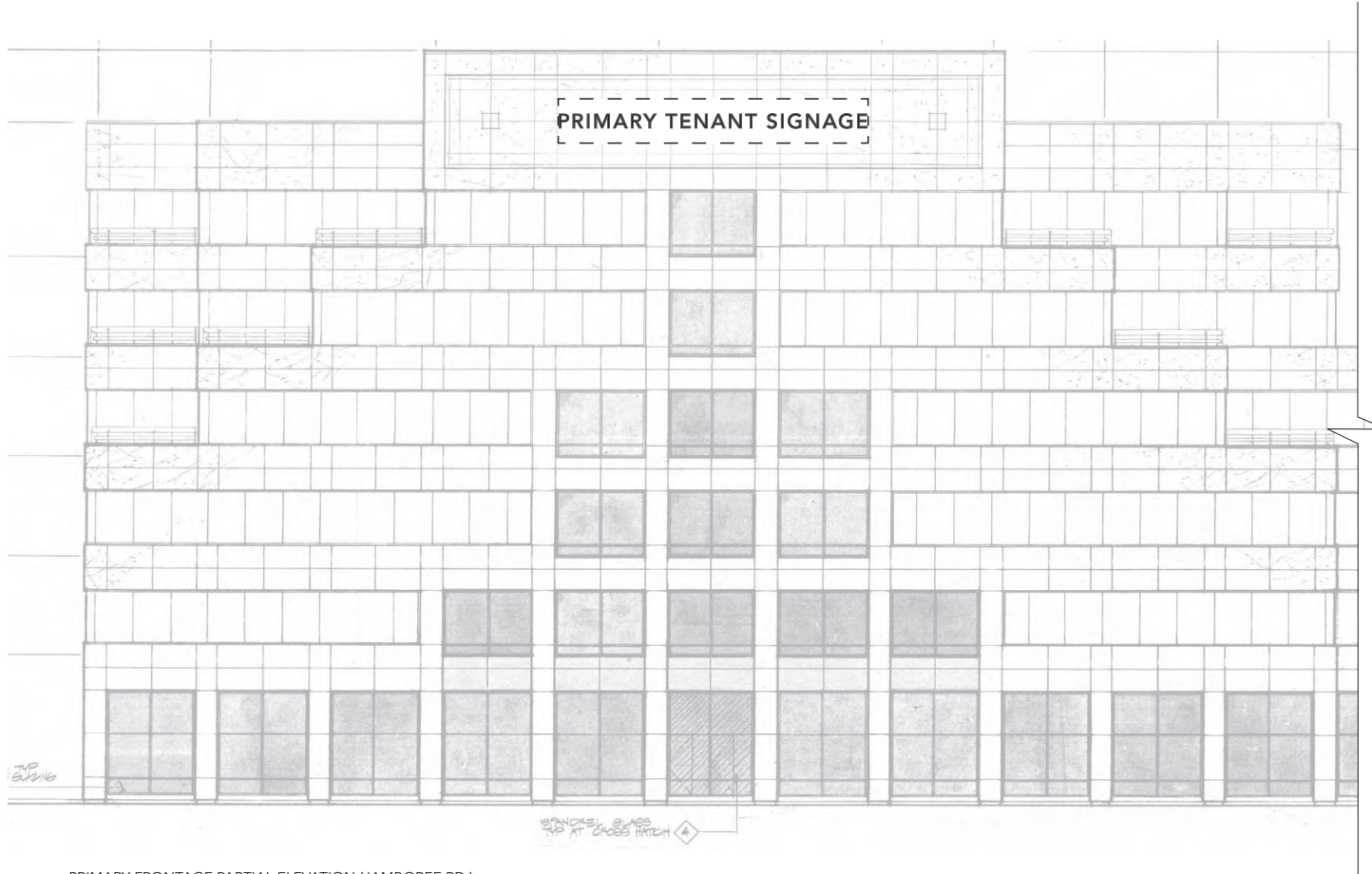


ELEVATION - TYPICAL

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

# SIGN TYPE 1

PRIMARY TENANT ID ELEVATION



PRIMARY FRONTAGE PARTIAL ELEVATION (JAMBOREE RD.)  
SCALE: 1/16" = 1'

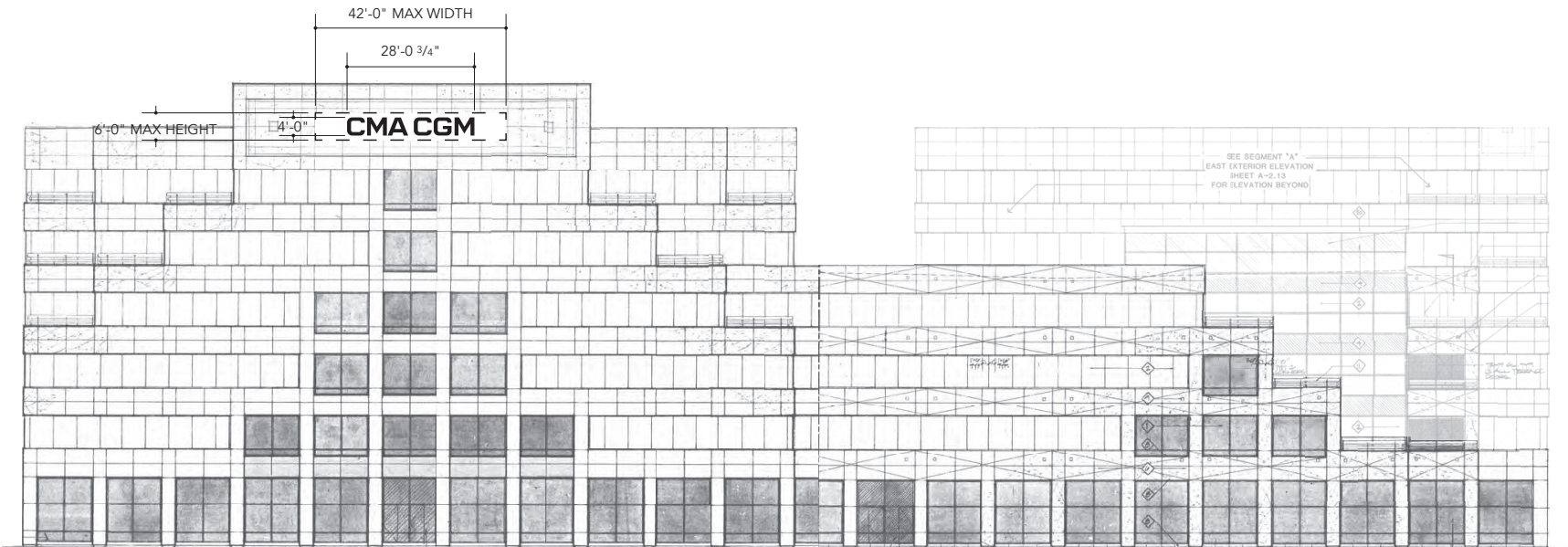


EXISTING CONDITION (MAY 2026)  
SCALE: NTS

SIGN AREA: 112.25 SQFT

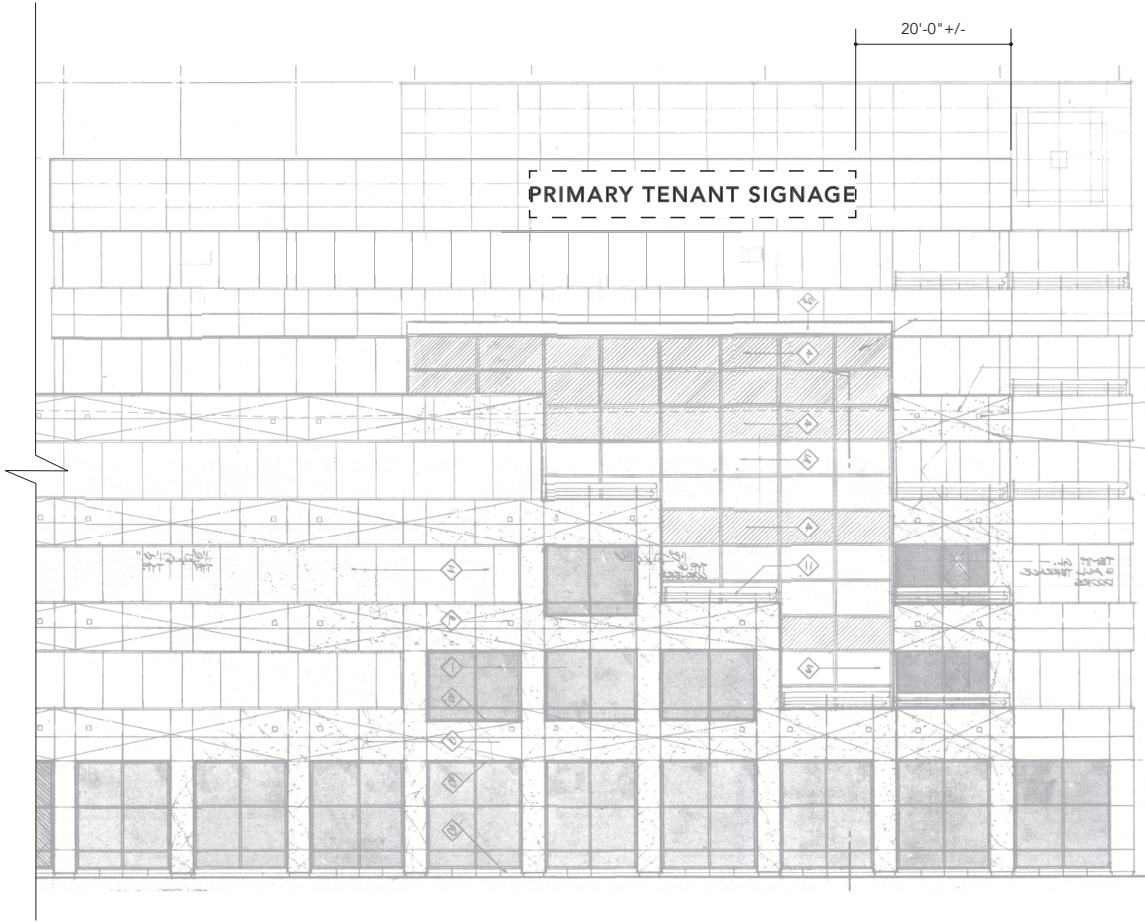
# SIGN TYPE 1

PRIMARY TENANT ID ELEVATION  
(EXISTING SIGN)



PRIMARY FRONTAGE ELEVATION (JAMBOREE RD.)  
SCALE: 1" = 25'

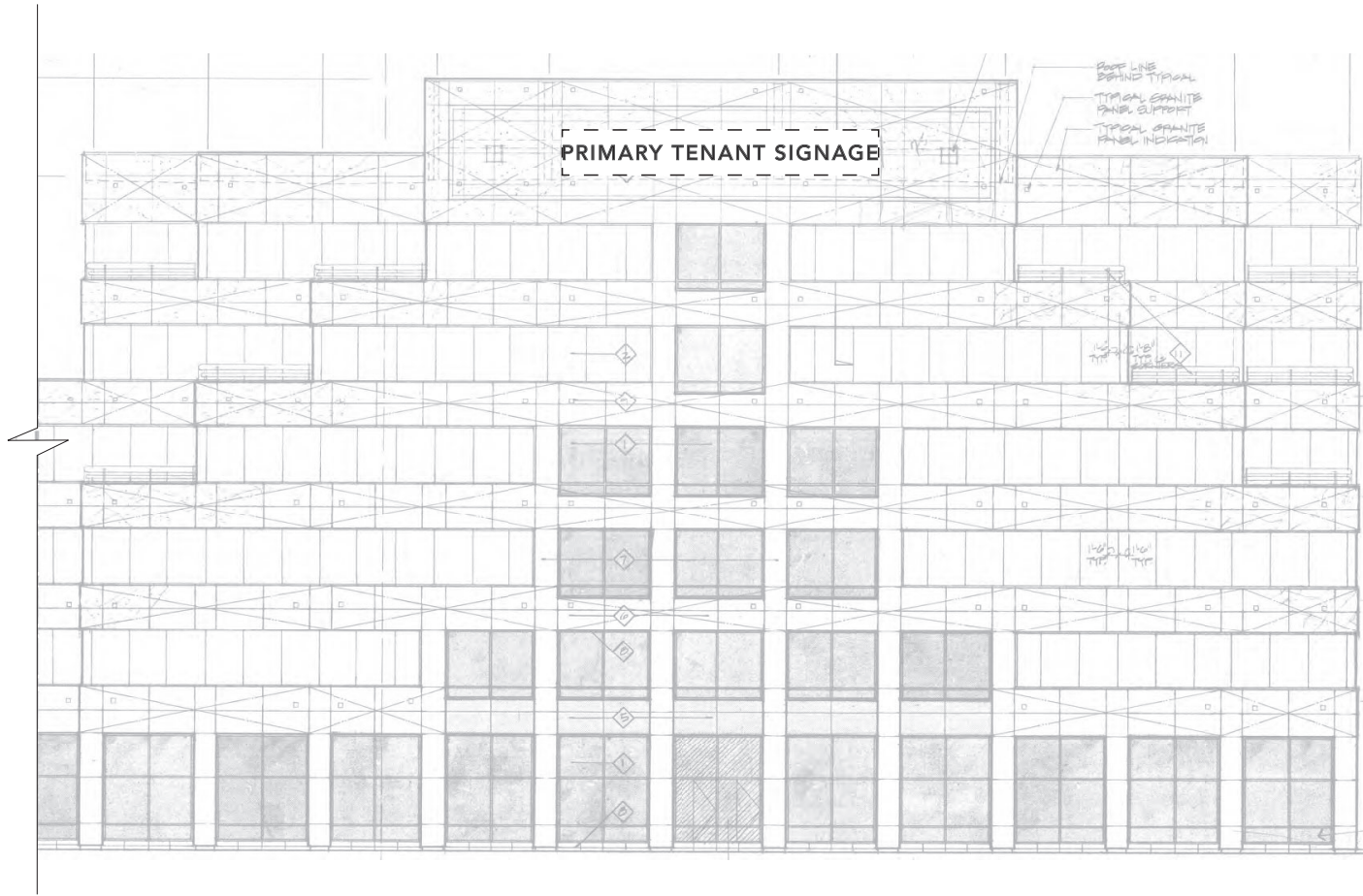
**SIGN TYPE 1**  
PRIMARY TENANT ID ELEVATION



PRIMARY FRONTAGE PARTIAL ELEVATION (JAMBOREE RD.) - STEPPED BACK PER ARCHITECTURE  
SCALE: 1/16" = 1'

# SIGN TYPE 1

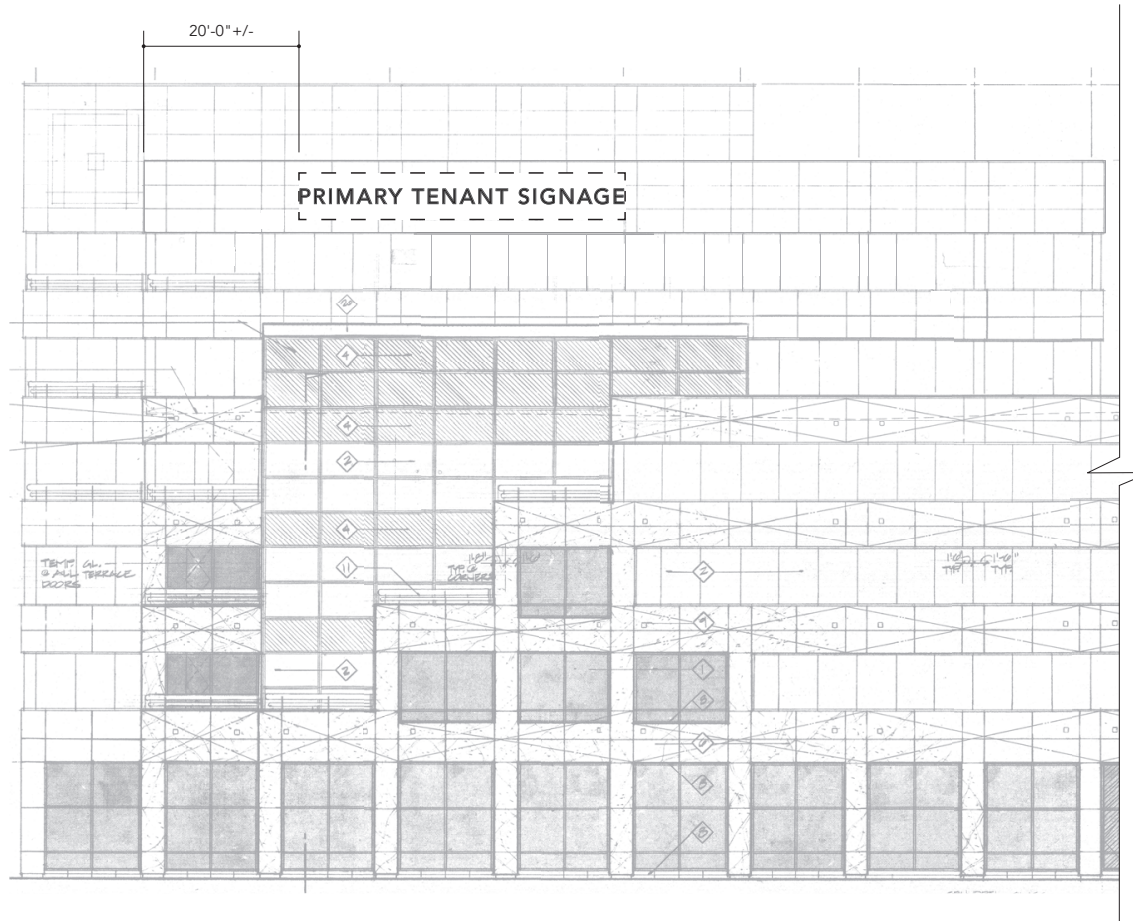
PRIMARY TENANT ID ELEVATION



SECONDARY FRONTAGE A PARTIAL ELEVATION (BRISTOL ST.)  
SCALE: 1/16" = 1'

# SIGN TYPE 1

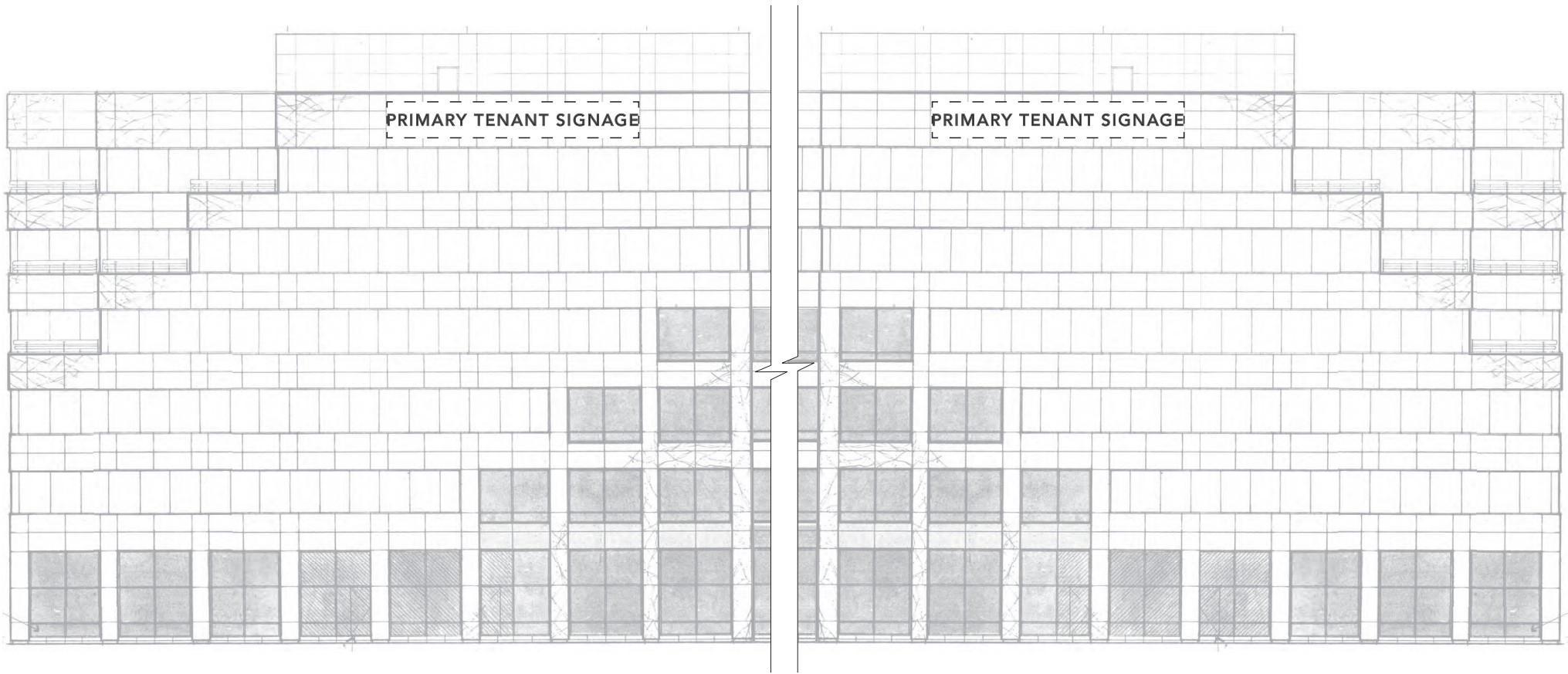
PRIMARY TENANT ID ELEVATION



SECONDARY FRONTAGE A PARTIAL ELEVATION (BRISTOL ST.) - STEPPED BACK PER ARCHITECTURE  
SCALE: 1/16" = 1'

# SIGN TYPE 1

PRIMARY TENANT ID ELEVATION



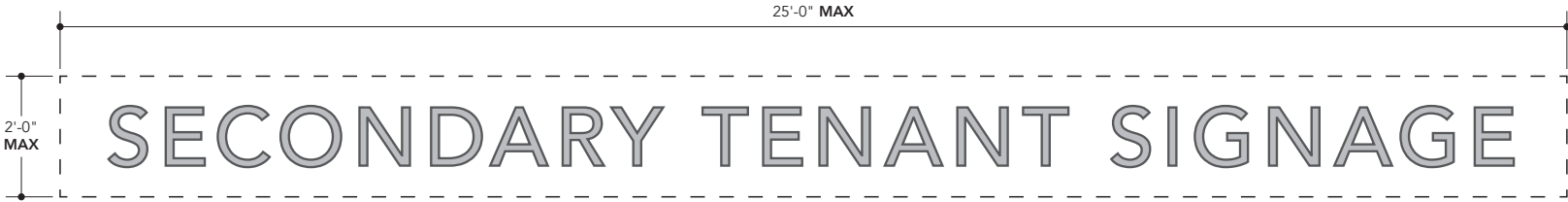
SECONDARY FRONTAGE B PARTIAL ELEVATION (BAYVIEW CIRCLE)  
SCALE: 1/16" = 1'

April 28, 2026

# SIGN TYPE 2

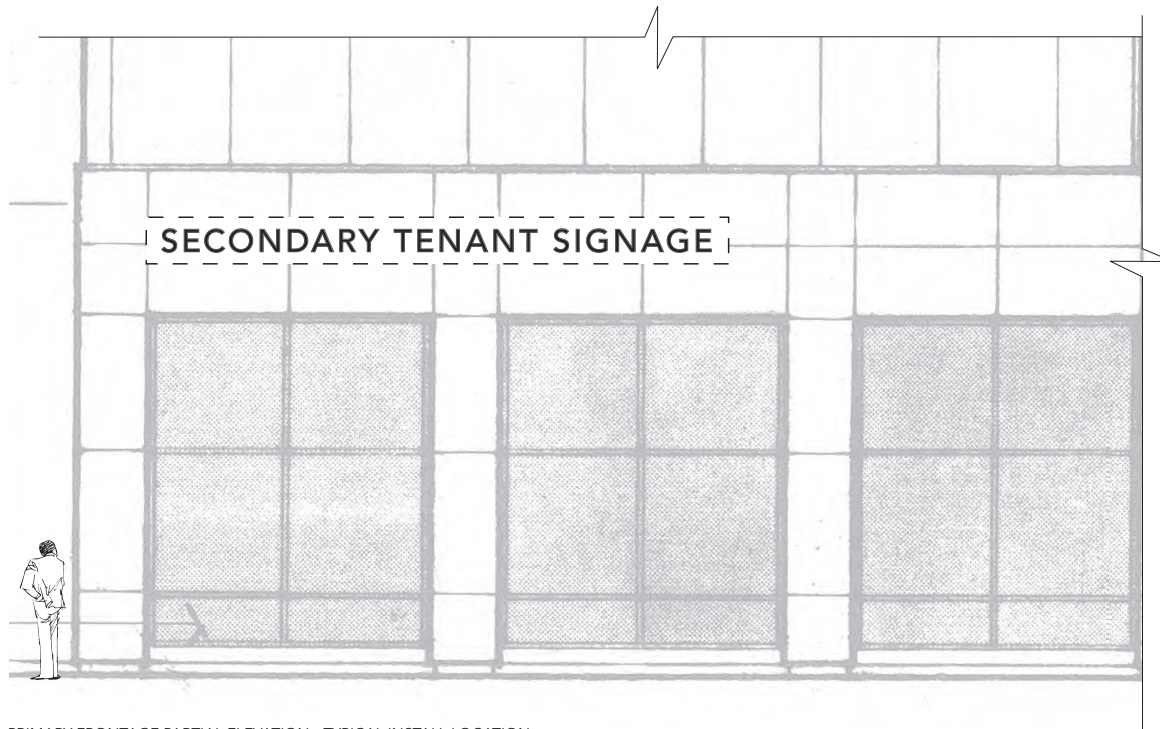
## SECONDARY TENANT ID

<b>PURPOSE</b>	To identify business names occupying the building suites within 3501 Jamboree. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on a Secondary Tenant ID Sign.
<b>MAXIMUM NUMBER</b>	Four.
<b>LOCATION</b>	On building as indicated on the following exhibit.
<b>ORIENTATION</b>	Parallel to wall toward street, parking lot or pedestrian area.
<b>SIGN COPY</b>	One business name and or logo per defined location, two-lines of copy maximum.
<b>MAX. SIGN AREA &amp; SIZE</b>	Width: 25'-0" Height: 2'-0" Sign Area: 48 sq. ft. Max (per sign)
<b>SIGN CONSTRUCTION</b>	Individual letter and logos only. No cabinet signs or cloud signs allowed. No exposed wiring allowed.
<b>ILLUMINATION</b>	Internally illuminated. No exposed neon lighting is permitted. No flashing or blinking allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
<b>LOGO / LOGOTYPE</b>	Permitted. Must be approved by the Property Owner.
<b>LETTER STYLE</b>	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font.
<b>COLORS</b>	Tenant logo colors must contrast building facade. Exact finish details to vary.



ELEVATION - TYPICAL  
SCALE: 1/2" = 1'-0"

**SIGN TYPE 2**  
SECONDARY TENANT ID ELEVATION

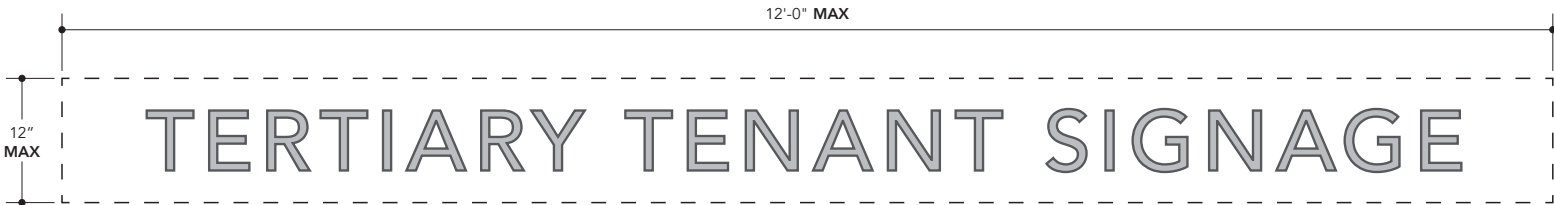


PRIMARY FRONTAGE PARTIAL ELEVATION - TYPICAL INSTALL LOCATION  
SCALE: 3/16" = 1'

# SIGN TYPE 3

TERTIARY TENANT ID

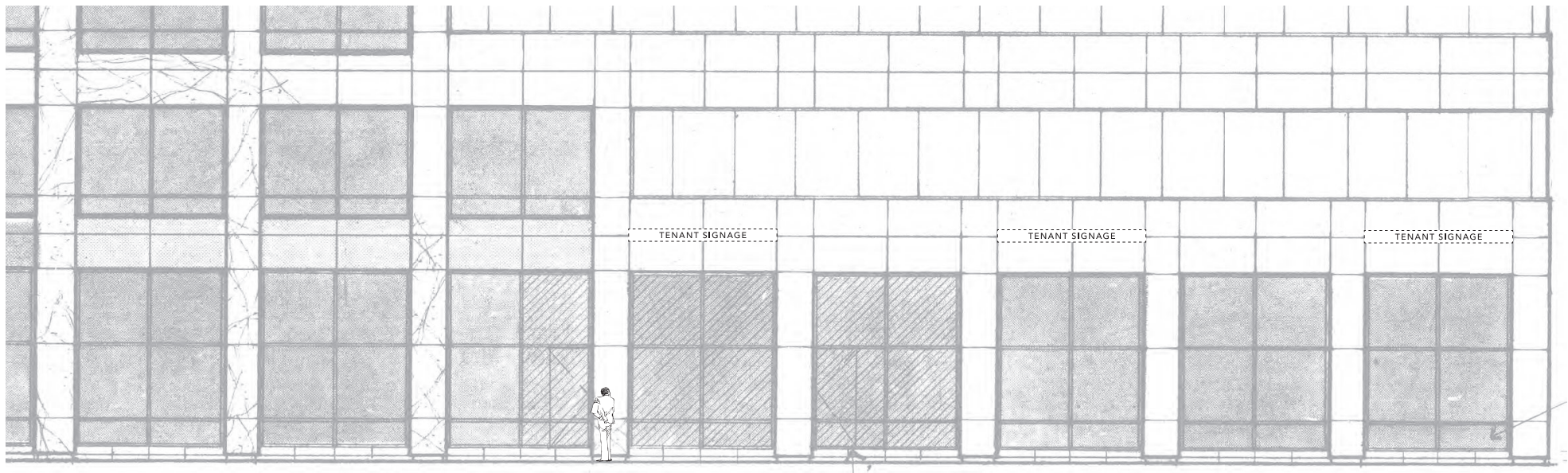
<b>PURPOSE</b>	To identify business names occupying the building suites within 3501 Jamboree. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on a Tertiary Tenant ID Sign.
<b>MAXIMUM NUMBER</b>	Six.
<b>LOCATION</b>	On building as indicated on the following exhibit.
<b>ORIENTATION</b>	Parallel to wall toward street, parking lot or pedestrian area.
<b>SIGN COPY</b>	One business name and or logo per defined location, two-lines of copy maximum.
<b>MAX. SIGN AREA &amp; SIZE</b>	Width: 12'-0" Height: 12" Sign Area: 12 sq. ft. Max (per sign)
<b>SIGN CONSTRUCTION</b>	1/2" Thick flat cut out aluminum individual letters and logos only.
<b>ILLUMINATION</b>	Not permitted.
<b>LOGO / LOGOTYPE</b>	Permitted. Must be approved by the Property Owner.
<b>LETTER STYLE</b>	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font.
<b>COLORS</b>	Tenant logo colors must contrast building facade. Exact finish details to vary.



ELEVATION - TYPICAL  
SCALE: 1" = 1'-0"

# SIGN TYPE 3

TERTIARY TENANT ID ELEVATION



SECONDARY FRONTAGE B PARTIAL ELEVATION (BAYVIEW CIRCLE) TYPICAL INSTALL LOCATION  
SCALE: 1/8" = 1'

April 28, 2026

**PURPOSE** To identify business names occupying the building suites within 3501 Jamboree. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the Tenant Monument Sign.

**MAXIMUM NUMBER** Two.

**LOCATION** Behind property line.

**ORIENTATION** As required.

**SIGN COPY** Project address/logo & up to 3 Tenant Names (per side).

**MAX. SIGN AREA & SIZE**  
Width: 13'-3"  
Height: 6'-0"  
Sign Area: 79.5 sq. ft. Max

**SIGN CONSTRUCTION** Smooth, durable, non-weathering, rectangular sign face; with lettering fabricated from nonferrous metals. All framing and hardware shall be of nonferrous metals.

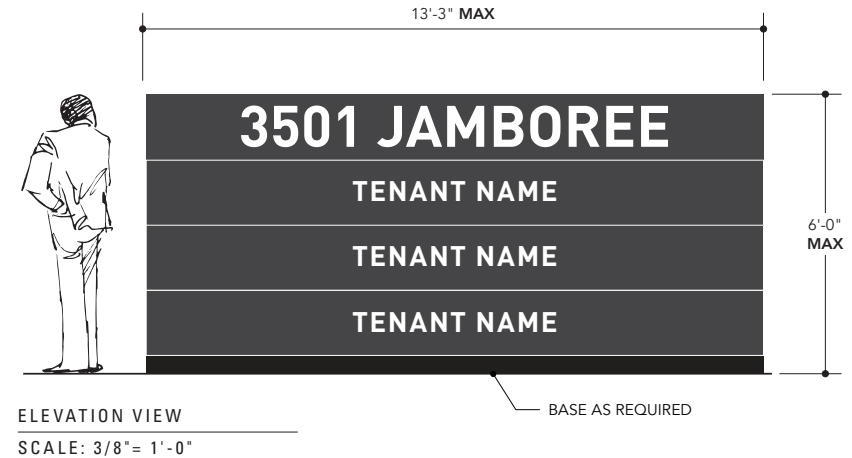
**ILLUMINATION** Permitted. Internally lit, face lit or spot lit.

**LOGO / LOGOTYPE** Permitted. Must be approved by the Property Owner.

**LETTER STYLE** Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font.

**COLORS** Must be approved by Property Owner.

## SIGN TYPE 4 TENANT MONUMENT



### NOTE TO SIGN CONTRACTOR:

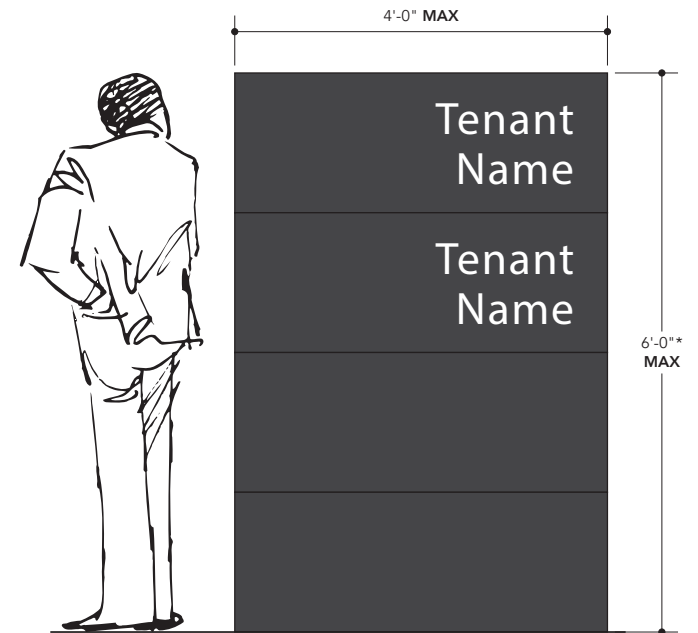
The following to be applied during shop drawing phase for sign permit submittal prior to sign fabrication/installation.

1. Tenant monument signs shall be placed outside of the area of limited use that is found by using city standard STD-105 to draw the sight distance lines of Jamboree Road and Bristol Street.

<b>PURPOSE</b>	To identify business names occupying the building suites within 3501 Jamboree. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the Building Entry Monument Sign.
<b>MAXIMUM NUMBER</b>	Two.
<b>LOCATION</b>	Behind property line.
<b>ORIENTATION</b>	As required.
<b>SIGN COPY</b>	Up to 4 Tenant Names/Logos (per side).
<b>MAX. SIGN AREA &amp; SIZE</b>	Width: 4'-0" Height: 6'-0" (*Sign height only. May mount to 24" tall concrete wall which will result in total height of 8' from grade.) Sign Area: 24 sq. ft. Max
<b>SIGN CONSTRUCTION</b>	Smooth, durable, non-weathering, rectangular sign face; with lettering fabricated from nonferrous metals. All framing and hardware shall be of nonferrous metals.
<b>ILLUMINATION</b>	Permitted. Internally lit.
<b>LOGO / LOGOTYPE</b>	Permitted. Must be approved by the Property Owner.
<b>LETTER STYLE</b>	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font.
<b>COLORS</b>	Must be approved by Property Owner.

## SIGN TYPE 5

### BUILDING ENTRY MONUMENT



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