



CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

May 17, 2018
Agenda Item No. 3

SUBJECT: Verizon and AT&T Monopole Telecommunications Facility
(PA2018-010)
▪ Conditional Use Permit No. UP2018-005
▪ Coastal Development Permit No. CD2018-004

SITE LOCATION: 1600 Newport Center Drive

APPLICANT: Plancom, Inc.

OWNER: The Irvine Company

PLANNER: Jaime Murillo, Senior Planner
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PROJECT SUMMARY

The applicant requests a conditional use permit and a coastal development permit to construct two, 43-foot-tall, 30-inch-diameter, slim line monopoles (i.e., antennas located within pole) to accommodate six, 6-foot-tall antennas for Verizon Wireless and six, 6-foot-tall antennas for AT&T. The two monopoles would exceed the 32-foot height limit by 11 feet. The proposed telecom facility support equipment will be ground-mounted and screened behind a new 450-square-foot enclosure (225 square feet per carrier). Due to the location category (i.e., freestanding) and height, the proposed facility requires Planning Commission review.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Resolution No. PC2018-017 approving Conditional Use Permit No. UP2018-005 and Coastal Development Permit No. CD2018-004 (Attachment No. PC 1).

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VICINITY MAP



GENERAL PLAN



ZONING



LOCATION	GENERAL PLAN	ZONING	CURRENT USE
ON-SITE	General Commercial Office (CO-G)	Corporate Plaza West (PC-40)	Commercial Office
NORTH	Mixed Use Horizontal/Parks and Recreation (MU-H3/PR)	Newport Beach Country Club (PC-47)	Tennis Club
SOUTH	Single-Unit Residential Detached (RS-D) and PR	Single-Unit Residential (R-1) and Parks and Recreation (PR)	Residential and Irvine Terrace Park
EAST	Regional Commercial Office (CO-R)	Corporate Plaza (PC-17)	Commercial Office
WEST	PR	PC-47	Newport Beach Country Club

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INTRODUCTION

Project Setting

The site is located in the Corporate Plaza West Planned Community District of Newport Center, which is developed with professional and business offices. The 12.7-acre site abuts Newport Center Drive to the east, East Coast Highway to the south, Newport Beach Country Club to the west, and the Tennis Club of Newport Beach Country Club to the north.

The proposed telecom facility would be located within an existing landscape planter area of the office complex parking lot located approximately 278 feet north of East Coast Highway toward the rear portion of the site.

Project Description

The application is a request to construct two slim line monopoles (i.e., antennas located within pole) and a new 450-square-foot equipment enclosure. Each monopole will support and conceal panel antennas for one telecom carrier within its exterior steel walls, one for Verizon Wireless and one for AT&T. Verizon Wireless proposes to install six 6-foot-tall panel antennas within one monopole and AT&T proposes to install six 6-foot-tall panel antennas within the second monopole. As proposed, both monopoles are 43 feet tall and 30 inches in diameter. The monopoles will be painted a muted darkbronze-green to blend with existing and proposed surrounding foliage.

Support equipment would be ground-mounted adjacent to the monopoles behind eight-foot-high masonry walls. The 450-square-foot equipment enclosure will be constructed with the same architectural materials and colors as existing buildings on-site. Each carrier's equipment would occupy half of the proposed 450-square-foot enclosure. Verizon Wireless' equipment would consist of two outdoor equipment cabinets, six remote radio units (RRU's), one global positioning system (GPS) antenna, and one generator. AT&T's equipment is anticipated to consist of five radio cabinets, one power plant cabinet, 18 RRU's, three GPS antennas, and associated cabinets.

Additionally, the project includes the planting of twelve 36-inch box trees and 26 five-gallon shrubs around the proposed site to partially screen the facility and enhance the aesthetics. A copy of the project site plan and elevations depicting the proposed project are provided by both carriers in Attachment No. PC 3. Included with the plans are simulations of the facility with landscaping at time of installation and projected five years after installation.

Additional photographic visual simulations from nine different vantage points depicting the existing and proposed conditions at the site have been prepared by the applicant and are included as Attachments No. PC 4 (Standard View Sims) and PC 5 (Coastal View Sims).

The design for the two slim line monopoles and the enlarged equipment enclosure to accommodate the two telecommunication providers was made at the request of the property owner, Irvine Company. Per their agreement, Verizon Wireless agreed to process the planning entitlements for the two carriers. Each carrier will be responsible for constructing their respective monopole and portion of the equipment enclosure.

Staff has analyzed the coverage needs of both carriers separately. The additional system capacity will address service gaps that occur during regular and high demand periods and benefit the community by enhancing the existing coverage and capacity to increase the voice and data system already in use by their customers. Radio Frequency (RF) coverage maps are included as Attachment No. PC 6. The facility will also allow opportunities for future improvement as technology advances that may lead to improved service.

Background (Previous Approval)

This project was previously approved by the City Council on August 12, 2014, under Telecommunications Permit No. TP2013-010 (PA2013-225) with a time limit of 24 months from the date of approval (August 12, 2016). This permit was issued under the previous wireless telecommunications requirements of Municipal Code Chapter 15.70 that required City Council approval for height increases. Since the project is located in the coastal zone and the City did not have coastal development permit authority at that time, a condition of approval was added requiring approval of a coastal development permit from the Coastal Commission. Under past practice when Chapter 15.70 was in effect, the expiration date was extended automatically when approval of a coastal development permit was required. On August 26, 2015, the Coastal Commission reviewed the project and issued a Notice of Intent to Issue a Permit (Attachment No. PC 7) subject to fulfilling special conditions with a 24-month expiration date (August 26, 2017). However, the applicant failed to fulfill the special conditions within the specified time limit; therefore, the Coastal Commission Notice of Intent to Issue a Permit expired and the City's Telecommunications Permit No. TP2013-010 expired concurrently. Due to the expiration of permits, the applicant was required to file a new application with the City.

DISCUSSION

Consistency with Land Use Plans and Zoning Code

The project site is designated as General Commercial Office (CO-G) by the Land Use Element of the General Plan and the Coastal Land Use Plan. The CO-G designation is intended to provide for administrative, professional, and medical offices with limited accessory retail and service uses. The existing office uses and surface parking areas are consistent with these designations and the proposed telecommunications facility is accessory to the office use providing wireless telecommunications services to nearby employees, visitors, and residents.

The project site is also located within the Corporate Plaza West Planned Community (PC-40) Zoning District. This area is intended to permit a combination of business and professional office uses, and light general commercial activities engaged in the sale of products to the general public. The proposed telecom facility is considered an ancillary structure that is accessory to the primary office uses within Corporate Plaza.

Facility Location and Design

Wireless telecommunication facilities are now regulated by [Chapter 20.49 \(Wireless Telecommunications Facilities\)](#) of the Zoning Code and similarly regulated by [Chapter 21.49 \(Wireless Telecommunication Facilities\)](#) of the certified Local Coastal Program Implementation Plan for properties in the Coastal Zone. Planning Commission review and approval is required for installation of new freestanding structure installations. Sections 20.49.040 and 21.49.040 (Telecom Facility Preferences and Prohibited Locations) provide five location classes in priority order that are listed below:

1. *Collation of a new facility*
2. *Class 1 (Stealth/Screened) Installations.*
3. *Class 2 (Visible) Installations*
4. *Class 3 (Public Right-of-Way) Installations.*
5. *Class 4 (Freestanding Structure) Installations.*

A monopole is considered a Class 4 (Freestanding Structure). The applicant determined that higher priority locations (location classes 1-3) are not feasible for this project. Pursuant to Sections 20.49.030 and 21.49.030 (Definitions), “feasible” means capable of being accomplished in a successful manner within a reasonable period of time, taking into account environmental, physical, legal and technological factors.

The applicant explains in the project description and justification (Attachment No. PC 8) that the proposed Class 4 facility is the most feasible option for this location. The area is difficult for Verizon Wireless and AT&T to service because of the limited opportunities in the area to construct telecom facilities. A significant amount of the target area is zoned for single-family residential where Chapters 20.49 and 21.49 precludes telecom facilities. Verizon Wireless’ and AT&T’s radio frequency engineers determined that additional system capacity is needed within the project’s vicinity and that no co-location opportunities exist within 1,000 feet of the search area.

A Class 1 (Stealth/Screened) building installation within the subject office complex would exceed the maximum height allowed by the Sight Plane height limit established by PC-40. Installation of the antennas onto building façades would yield antenna heights that are too low resulting in signals being blocked. Consideration was also given to an installation in the commercial buildings southeast of the subject property and at the two existing Fashion Island/Newport Center entry signs located on Newport Center Drive north of East Coast Highway. It was concluded that the commercial buildings were outside

the RF engineers search ring, and due to the orientation of the two entry sign structures, insufficient signal propagation would result and coverage needs would not be met.

A Class 2 (Visible) roof-mounted building installation would not provide adequate coverage for the area and would aesthetically detract from the buildings. Installation of the antennas onto building façades would also yield antenna heights that are too low resulting in signals being blocked.

A Class 3 (Public Right-of-Way) opportunities were considered; however, the applicant indicated that antennas installed on street lights would be too low in height to meet the coverage objective, would require substantial structural work or pole replacement, and would not accommodate the needed number of antennas to meet system requirements.

A new freestanding faux tree was proposed at three nearby locations as well as at the site. However, the proposals were rejected or abandoned due to lack of interest from the property owners. At this location, the property owner, Irvine Company, was not in support of the proposed faux tree design and directed the applicant to proceed with the slim line monopole design.

Planned Community Height Limit

The height limit for the subject property is 32 feet as specified in the PC-40 Development Plan. The proposed 43-foot-tall monopoles exceed the height limit by 11 feet. The Planning Commission may approve telecom antennas up to 15 feet above the upper maximum height limit provided the required findings of Section 20.49.050 (General Development and Design Standards) Subsection C (Height) are made:

- a. The increased height will not result in undesirable or abrupt scale changes or relationships being created between the proposed telecom facility and existing adjacent developments or public spaces; and*
- b. Establishment of the telecom facility at the requested height is necessary to provide service.*

The proposed monopoles are located approximately 278 feet north of East Coast Highway toward the rear portion of the site and are surrounded by several commercial buildings, accessory structures, tennis courts, and foliage. The monopoles will be briefly visible from East Coast Highway (View 1 of Attachment No. PC 4). However, due to the distance, location, color, and the existing and proposed foliage surrounding the site, the monopoles will not be visually prominent nor attract visual attention from passersby along East Coast Highway. The support equipment would be ground-mounted adjacent to the monopoles behind eight-foot-high masonry walls. The 450-square-foot equipment enclosure will be constructed with the same architectural materials and colors as existing

buildings on-site. Additionally, the project includes the planting of twelve trees and a hedge of shrubs around the proposed site to partially screen the facility and enhance the aesthetics.

The increased height to a maximum of 43 feet will provide an opportunity for the carriers to enhance coverage and improve capacity for the nearby roadways and residential and commercial neighborhoods. Given that signal propagation follows a line-of-sight pattern, a proposal at a lower elevation would result in a signal blockage in several directions by the existing commercial office buildings that are approximately 32 feet tall.

Sight Plane Ordinance

The project site is subject to Ordinance No. 1371, which establishes a sight plane defining the maximum permitted height of structures. At this particular location, structures are limited to approximately 146 feet NAVD88 or 44 feet in height measured from existing grade. The proposed 43-foot tall monopoles comply with this height limit.

New Facility Collocation

Section 20.49.050 and 21.49.050 (General Development and Design Standards) Subsection E (Design Techniques) emphasize that to the greatest extent practicable, new Class 4 facilities shall be designed and sited to facilitate the collocation of one additional telecom operator. Given the height limit and Sight Plane limitation of Ordinance No. 1371, co-locating the two carrier's antennas within one monopole structure is not feasible. Alternatively, the applicant proposes to co-locate the two carriers within two separate monopoles at a single location with a co-located equipment enclosure.

Wireless Telecommunication Facility Required Findings

Pursuant to Section 20.52.020.F (Findings and Decision) of the Newport Beach Municipal Code, the Planning Commission must make the following findings in order to approve a conditional use permit:

1. *The use is consistent with the General Plan and any applicable Specific Plan;*
2. *The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;*
3. *The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity;*
4. *The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and*

5. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

The proposed wireless telecommunications facility is compatible with the office uses permitted under the CO-G (General Commercial Office) land use designation of the Land Use Element of the General Plan and the PC-40 (Corporate Plaza West Planned Community) Zoning District. The proposed telecom facility is considered an ancillary structure that is accessory to the primary office uses within PC-40 and the proposed facility is not considered a prohibited location under Section 20.49.040 (Telecom Facility Preferences and Prohibited Locations). The project consists of the co-location of two carriers with antennas screened within two slim line monopole structures that will be painted a muted dark bronze-green to help blend with the existing landscaping in the area. Adequate circulation is provided through the site and adverse aesthetic, sound, or odor impacts are not anticipated. The additional system capacity will address service gaps that occur during high demand periods as well as service gaps that exist at all demand periods as depicted in the RF coverage maps (Attachment No. PC 6).

Pursuant to Section 20.49.060 (Permit Review Procedures) Subsection H (Required Findings for Telecom Facilities) of the Zoning Code, the applicant seeking approval for a telecommunications facility must show to the satisfaction of the Planning Commission that:

- a. *The proposed telecom facility is visually compatible with the surrounding neighborhood.*
- b. *The proposed telecom facility complies with height, location and design standards, as provided for in this chapter.*
- c. *An alternative site(s) located further from a residential district, public park or public facility cannot feasibly fulfill the coverage needs fulfilled by the installation at the proposed site.*
- d. *An alternative plan that would result in a higher preference facility class category for the proposed facility is not available or reasonably feasible and desirable under the circumstances.*

Section 20.49.050 (General Development and Design Standards) requires proposed freestanding antennas to be visually compatible with surrounding buildings and vegetation. In reviewing this application, the Planning Commission shall consider the blending, screening, and size of the proposed facility. The facility has been designed to visually blend into the surrounding office complex backdrop of the area. The PC-40 consists of four office buildings, three of which match architecturally with in color, finish, reveal patterns, and cornices, and share a common parking lot that is heavily landscaped with trees and

shrubs. At the request of the property owner, the Irvine Company, the proposed monopoles have been designed as two slim line monopole structures that maintain a minimal footprint and painted a muted dark bronze-green color that blends into many background contexts, including the surrounding trees and buildings. Twelve additional trees will be planted adjacent to the monopoles to further help screen the facility and help it blend into the surrounding environment. The equipment enclosures are designed with materials to mimic the color and finish of the adjacent office buildings and landscaped with perimeter shrubs to improve the aesthetics of the site and complement the adjacent architecture.

The requested increase in height will be compatible with the existing heights of structures in the area and will not impede public views or have a negative visual impact on nearby property owners, residents, and businesses. The site is located in a commercial office complex away from residential districts and public park facilities. The closest residential uses and park and public facility are located approximately 440 feet to the south of the project site in the Irvine Terrace community. These uses are buffered by East Coast Highway, landscaped parkways and intervening office buildings and parking lot improvements. The second nearest residential community of Granville is located approximately 600 feet to the north of the site and is buffered by the intervening tennis court complex and parking lot improvements. The design of the proposed monopoles is intended to minimize its visibility to surrounding development, as well as to pedestrians and vehicle traffic on East Coast Highway and Newport Center Drive.

The applicant has determined that higher priority locations (location classes 1-3) are not feasible for this project. Building mounted facilities such as Class 1 and Class 2 sites would not provide sufficient coverage or would exceed the sight plane and height limits in this area. A Class 3 right-of-way installation could not accommodate sufficient antenna capacity for the amount of coverage needed in the area. Due to the 44-foot sight plane height limitation at this location and need to propagate signals above the adjacent 32-foot height buildings, the applicant is restricted to designing the facility at this location as two separate monopoles for one carrier each.

In conclusion, staff believes the facility is appropriately designed and located for compatibility with the surrounding visual environment.

Coastal Development Permit Required Findings

Pursuant to Local Coastal Program Implemental Plan Section 21.52.15 (F) (Findings and Decision), the Planning Commission may approve or conditionally approve a coastal development permit application, only after first finding that the proposed development:

1. *Conforms to all applicable sections of the certified Local Coastal Program (e.g. development standards, no impacts to public views, natural resources, etc.); and*

2. *Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

The project site is not located between the nearest public road and the sea or shoreline; the project will not affect the public's ability to gain access to, use, and/or view the coast and nearby recreational facilities.

The project site is located within a developed commercial office site. Adjacent open space areas (i.e., Newport Beach Country Club Golf Course and Irvine Terrace Park) are developed recreational facilities that contain no sensitive habitats. Therefore, the project will not result in significant disruption of habitat values.

The project is consistent with the design and screening techniques specified for telecommunications facilities pursuant to Section 21.49.050 and will be compatible with the character and scale of the surrounding area and will not result in a significant change or adverse impact to the visual quality of the coastal zone. The project is located on the inland side of East Coast Highway, approximately 2,000 feet inland of the Newport Bay and located outside the City's Shoreline Height Limitation Zone, which restricts heights to 35 feet. The project will be constructed within an existing landscape planter of a parking lot supporting a corporate office complex. The existing landscaped planter area is located between parking areas and is not used for pedestrian access or recreation.

Although the monopoles may be visible from adjacent areas, they will not block or impact public coastal views from surrounding designated public viewpoints as demonstrated by photographic view simulations (Attachment No. PC 5). The simulations illustrate potential view impacts from designated Coastal View Roads (segments of Newport Center Drive and Jamboree Road) and Public View Points (Irvine Terrace Park and Back Bay View Park) by the Coastal Land Use Plan. Although most visible in the distance within the view looking southwest from Newport Center Drive (Viewpoint A, View 1), the project will not contribute significantly to existing coastal view impacts because of the distance from Newport Center Drive and the fact that the view is already impacted by light poles, office development, trees, and other similar vertical obstructions. The height of the proposed screening trees have been conditioned to be maintained at height of approximately 25 feet to minimize unintended public view impacts in the future due to uncontrolled growth. Therefore, the overall quality of the coastal zone environment will not be significantly impacted.

Summary

Staff believes sufficient facts exist in support of the required findings for Verizon Wireless and AT&T installation and has included such facts in the attached draft resolution (Attachment No. PC 1).

Alternatives

Staff believes that the findings for approval can be made for the proposed project as recommended and the facts in support of the required findings are presented in the draft resolution (Attachment No. PC 1). However, the following alternatives are available to the Planning Commission:

1. The Planning Commission may suggest specific changes that are necessary to alleviate any concerns such as the project height, resulting in abrupt changes in scale, blending, screening, size or project compatibility with the area. If any additional requested changes are substantial, the item could be continued to a future meeting. Should the Planning Commission choose to do so, staff will return once the applicant has had an opportunity to revise the project accordingly with a revised resolution incorporating new findings and/or conditions.
2. If the Planning Commission believes that there are insufficient facts to support the proposed telecommunications facility, the Planning Commission may deny the application in the attached draft resolution for denial (Attachment No. PC 2).

Environmental Review

Is the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. Class 3 exempts the construction of limited numbers of new, small facilities, or structures and installation of small new equipment and facilities in small structures. In this case, the proposed project involves the installation of two, 43-foot-tall slim line monopoles to encase a total of twelve 6-foot-tall antennas. The proposed telecom facilities support equipment will be ground-mounted and screened behind a new 450-square-foot enclosure that will be architecturally compatible and landscaped to partially screen the facility.

Public Notice

Notice of this hearing 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 meeting, 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.

Prepared by:



Jaime Murillo
Senior Planner

Submitted by:



Jim Campbell
Deputy Community Development Director

ATTACHMENTS

- PC 1 Draft Resolution with Findings and Conditions
- PC 2 Draft Resolution for Denial
- PC 3 Project Plans and Simulations of Landscaping
- PC 4 Standard View Simulations
- PC 5 Coastal View Simulations
- PC 6 RF Coverage Maps
- PC 7 Coastal Commission Notice of Intent to Issue Permit
- PC 8 Applicant's Description and Justification

Attachment No. PC 1

Draft Resolution with Findings and
Conditions

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RESOLUTION NO. PC2018-017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH APPROVING CONDITIONAL USE PERMIT NO. UP2018-005 AND COASTAL DEVELOPMENT PERMIT NO. CD2018-004 AUTHORIZING THE CONSTRUCTION OF TWO MONOPOLES AND A 450-SQUARE-FOOT EQUIPMENT ENCLOSURE FOR A WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 1600 NEWPORT CENTER DRIVE (PA2018-010)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Peter J. Blied of Plancom, Inc., on behalf of Verizon Wireless and AT&T ("Applicants"), with respect to property located at 1600 Newport Center Drive, legally described as Parcel 3 of Parcel Map No. 94-102, filed in Book 316, requesting approval of a conditional use permit and a coastal development permit related to the construction of a new wireless telecommunications facility.
2. The Applicants propose to construct two, forty-three-foot (43') tall, thirty-inch (30") diameter, slim line monopoles (*i.e.*, antennas located within pole) to accommodate six (6), six-foot (6') tall antennas for Verizon Wireless and six (6), six-foot (6') tall antennas for AT&T. The proposed telecom facility support equipment will be ground-mounted and screened behind a new 450-square-foot enclosure (225 square feet per carrier).
3. The subject property is located within the General Commercial Office ("CO-G") land use category of the General Plan and the Corporate Plaza West Planned Community ("PC-40") Zoning District and designated for business, professional, and commercial land uses within PC-40.
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is CO-G and it is located within the PC-40 Coastal Zoning District.
5. PC-40 limits the maximum height of structures to thirty-two feet (32') provided the structure extends no higher than the extension of the sight plane limit established by the Corporate Plaza West Planned Community District Regulations, commonly referred to as the "Civic Center Sight Plane Ordinance (Sight Plane)."
6. The Planning Commission may approve telecom antennas up to fifteen feet (15') above the upper maximum height limit, provided the required findings could be met. The forty-three-foot (43') tall monopoles would exceed the permitted height limit by eleven feet (11') but are compliant with the Sight Plane height standard.

7. Because this project is located within the Coastal Zone, the Applicants are required to obtain a coastal development permit consistent with the provisions of the City's Local Coastal Program.
8. A similar application was approved by the City Council on August 12, 2014, with the adoption of Resolution No. 2014-76, which has since expired requiring the filing of this new application.
9. A public hearing was held on May 17, 2018, in the Council Chambers located at 100 Civic Center Drive, Newport Beach. A notice of 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 Planning Commission at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

This project has been determined to be categorically exempt pursuant to the State California Environmental Quality Act ("CEQA") Guidelines under Class 3 (New Construction or Conversion of Small Structures). Class 3 allows construction of new, small facilities or structures and installation of small new equipment and facilities in small structures. Examples of this exemption include up to four commercial buildings totaling 10,000 square feet and accessory structures. In this case, the proposed project involves the installation of two (2) forty-three foot (43') tall slim line monopoles to encase six (6), six-foot (6') tall antennas for Verizon Wireless and six (6), six-foot (6') tall antennas for AT&T. The proposed telecom facilities support equipment will be ground-mounted and screened behind a new 450-square-foot enclosure that will be architecturally compatible and landscaped to partially screen the facility.

SECTION 3. REQUIRED FINDINGS.

Conditional Use Permit

In accordance with NBMC Subsection 20.52.020(F) (Conditional Use Permits and Minor Use Permits), the following findings and facts in support of such findings are set forth:

Finding:

- A. *The use is consistent with the General Plan and any applicable specific plan.*

Facts in Support of Finding:

1. The site is located within the CO-G land use designation in the Land Use Element of the General Plan. The CO-G designation is intended to provide for administrative, professional, and medical offices with limited accessory retail and service uses. The existing office uses and surface parking areas are consistent with these designations and the proposed telecommunications facility is accessory to the office use providing wireless telecommunications services to nearby employees, visitors, and residents.

2. The project site is not in a specific plan area.

Finding:

- B. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.*

Facts in Support of Finding:

1. The site is located within the PC-40 Zoning District and PC-40 Coastal Zoning District. This area is intended to permit a combination of business and professional office uses, and light general commercial activities engaged in the sale of products to the general public. The proposed telecom facility is considered an ancillary structure that is accessory to the primary office uses within Corporate Plaza West.
2. Wireless telecommunications facilities are regulated by NBMC Chapter 20.49 (Wireless Telecommunications Facilities) and Chapter 21.49. Both Chapters identify freestanding wireless telecommunications facilities as a Class 4 (Freestanding Structure) installation, which is permissible subject to the approval of a conditional use permit and a coastal development permit. NBMC Subsections 20.49.040(B) and 21.49.040(B) (Telecom Facility Preferences and Prohibited Locations) list certain prohibited locations and the proposed facility is not a prohibited location.
3. NBMC Subsections 20.49.040(A) and 21.49.040(A) prioritize wireless telecommunication facilities as follows: (1) collocation of a new facility at an existing facility; (2) Class 1 (Stealth/Screened); (3) Class 2 (Visible Antennas), Class 3 (Public Right-of-Way); and (4) Class 4 (Freestanding Structure). Although lower on the listing of priority facilities, the proposed facility co-locates two (2) monopoles that are designed to not visually dominate the surrounding area and instead to blend into the office park environment.
4. The proposed facility will comply with applicable requirements of the NBMC with construction as shown on the project plans and implementation of the conditions of approval.

Finding:

- C. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.*

Facts in Support of Finding:

1. The project will be constructed within an existing landscape planter of a parking lot of an office building complex and consists of the co-location of two (2) carriers with antennas screened within two (2) slim line monopole structures. The monopoles will be painted a muted dark bronze-green to help blend with the existing landscaping in the area. Twelve

(12) new thirty-six-inch (36") box trees will be also be planted adjacent to the monopoles to help screen the installation.

2. The support equipment for the site will be placed within a new eight-foot (8') tall screening enclosure designed to mimic the color and finish of the adjacent office building architecture and nearby enclosure in parking lot, including color, materials, reveal pattern, and cornice. In addition, a new hedge of shrubs proposed around the permimeter of the enclosure will help further blend and screen the site within the surrounding complex.
3. The proposed telecom facility will be unmanned, have no impact on the circulation system, and, as conditioned, will not generate noise, odor, smoke, or any other adverse impacts to adjacent land uses.
4. The proposed facility will enhance coverage and capacity for residents, visitors and businesses in the area by providing wireless access to voice and data transmission services. The proposed facility will not result in any material changes to the character of the local community.

Finding:

- D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.*

Facts in Support of Finding:

1. Adequate public and emergency vehicle access, public services, and utilities are provided to and around the subject site and the proposed use will not change this.
2. The proposed telecom facility will be unmanned and will have no impact on the circulation system and adjacent land uses.
3. The Public Works Department, Building Division, Police Department, and Fire Department have reviewed the project proposal and do not have any concerns regarding access, public services, or utilities provided to the existing neighborhood and surrounding area.

Finding:

- E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding:

1. The proposed facility will only require periodic maintenance and will not generate any type of adverse impacts to the environment, such as noise, odor, smoke, etc.
2. The proposed facility will comply with the applicable rules, regulations, and standards of the Federal Communications Commission (“FCC”) and the California Public Utilities Commission (“CPUC”), thus, ensuring public health and safety.
3. The proposed wireless telecommunications facility will be effectively screened based upon the design and location with the incorporation of the conditions of approval. As a result, the proposed telecommunication facility at this location will not result in conditions that are materially detrimental to nearby property owners, residents, and businesses, nor to public health or safety.

Wireless Telecommunications Facility General Findings

In accordance with NBMC Subsection 20.49.060(H)(1) (General Findings for Telecom Facilities), the following additional findings and facts in support of such findings are set forth:

Finding:

- F. The proposed telecom facility is visually compatible with the surrounding neighborhood.*

Facts in Support of Finding:

1. The facility has been designed to visually blend into the surrounding office complex backdrop of the area. The Corporate Plaza West planned community consists of four (4) office buildings, three (3) of which match architecturally with in color, finish, reveal patterns, and cornices, and share a common parking lot that is heavily landscaped with trees and shrubs. The proposed monopoles have been designed as two (2) slim line monopole structures that maintain a minimal footprint and painted a muted dark bronze-green color would blend into many background contexts, including the surrounding trees and buildings. Twelve (12) additional trees will be planted adjacent to the monopoles to further help screen the facility and help it blend into the surrounding environment.
2. The nearest residential property and public park is approximately 440 feet south of the project site. These uses are buffered by East Coast Highway, landscaped parkways and intervening office buildings and parking lot improvements. The second nearest residential community of Granville is located approximately 600 feet to the north of the site and is buffered by the intervening tennis court complex and parking lot improvements.

Finding:

- G. The proposed telecom facility complies with height, location and design standards, as provided for in this chapter.*

Facts in Support of Finding:

1. The telecom antennas up to fifteen feet (15') above the upper maximum height limit may be approved provided the required findings could be met. The forty-three-foot (43') tall monopoles would exceed the permitted height limit by eleven feet (11') but are compliant with the Sight Plane height standard (approximately one-foot (1') below).
2. The monopoles will support and conceal panel antennas for one (1) telecom carrier within each of the structure's exterior steel walls. The monopoles will be painted a muted dark bronze-green to blend with the existing and proposed surrounding foliage.
3. The site's location is a commercial office complex where adverse impacts to surrounding land uses are minimized to the greatest extent feasible.

Finding:

- H. An alternative site(s) located further from a residential district, public park or public facility cannot feasibly fulfill the coverage needs fulfilled by the installation at the proposed site.*

Facts in Support of Finding:

1. The site is located in a commercial office complex away from residential districts and public park facilities. The closest residential uses and park and public facility (Irvine Terrace) are located approximately 440 feet to the south of the project site. The design of the proposed monopoles is intended to minimize its visibility to surrounding development, as well as to pedestrians and vehicle traffic on East Coast Highway and Newport Center Drive.
2. The application includes documentation indicating the need to provide and improve coverage to the residential and commercial areas bounded by Avocado Avenue, Bayside Drive, Ramona Drive, and along East Coast Highway and Newport Center Drive. Moreover, the additional system capacity provided by the proposed facility will address service gaps that occur during high demand periods as well as service gaps that exist at all demand periods to the surrounding area. The proposed forty-three-foot (43") high monopole height, given the location of the antennas, is essential for both carriers to meet their coverage objectives and improve cellular coverage to nearby areas that are currently marginal.
3. Based upon the application, the site is viable in balancing needs for radio frequency ("RF") coverage and capacity, while keeping a significant distance from single-family residential areas.

4. The area is difficult for Verizon Wireless and AT&T to service because of the limited opportunities in the area to construct telecom facilities. A significant amount of the target area is zoned for single-family residential where the Zoning Ordinance precludes telecom facilities.
5. Both AT&T's and Verizon Wireless' radio frequency engineers determined that additional system capacity is needed within the project's vicinity and that no co-location opportunities exist within 1,000 feet of the search area.

Finding:

1. *An alternative plan that would result in a higher preference facility class category for the proposed facility is not available or reasonably feasible and desirable under the circumstances.*

Facts in Support of Finding:

1. Alternative location designs for both Verizon Wireless and AT&T were considered identifying higher priority locations, which included public right-of-ways, co-locations, roof mount and building facade locations, existing commercial signs, and a new false tree.
2. Public right-of-way opportunities were considered; however, the RF engineer determined that antennas installed on streetlights would be too low in height to meet the coverage objective, would require substantial structural work or pole replacement, and could not accommodate the needed number of antennas to meet system requirements.
3. The initial proposal for this coverage area was to install the panel antennas on building rooftops; however, the height of the roof mount antennas would have exceeded the maximum height allowed by the Sight Plane height limit established by the Corporate Plaza West Planned Community District. Installation of the antennas onto building façades would yield antenna heights too low resulting in signals being blocked.
4. Consideration was given to an installation in the commercial buildings southeast of the subject property and at the two existing Fashion Island/Newport Center entry signs located on Newport Center Drive north of East Coast Highway. It was concluded that the commercial buildings were outside the RF engineers search ring, and due to the orientation of the two entry sign structures, insufficient signal propagation would result and coverage needs would not be met.
5. A new freestanding faux tree was proposed at three nearby locations as well as at the site. However, the proposals were rejected or abandoned due to lack of interest from the property owners. At this location, the property owner, Irvine Company, was not in support of the proposed faux tree design and directed the Applicants to proceed with the slim line monopole design.

6. Installing the monopoles at an alternative location could result in negative visual and aesthetic impacts on nearby property owners, residents, and business owners. Antenna installation on a building rooftop and/or mounting to the façade in the area could violate the Sight Plane height limit established by the Corporate Plaza West Planned Community District Regulations or be more visible from the public right-of-way.

Wireless Telecommunications Facility Findings to Increase Height

In accordance with NBMC Subsections 20.49.060(H)(2) and NBMC Subsection 21.49.050(C), the following additional findings and facts in support of such findings are set forth:

Finding:

- J. *The increased height will not result in undesirable or abrupt scale changes or relationships between the proposed telecom facility and existing developments or public spaces.*

Facts in Support of Finding:

1. As proposed the two (2) forty-three-foot (43') tall slim line monopoles are compliant with the Sight Plane height limit established by the Corporate Plaza West Planned Community District Regulations.
2. The proposed monopoles are located approximately 278 feet north of East Coast Highway toward the rear portion of the site and are surrounded by several commercial buildings, accessory structures, tennis courts, and foliage. The monopoles will be briefly visible from East Coast Highway. However, due to the distance, location, color, and the existing and proposed foliage surrounding the site, the monopoles will not be visually prominent nor attract visual attention from passersby along East Coast Highway.
3. The support equipment would be ground-mounted adjacent to the monopoles behind eight-foot (8') high masonry walls. The 450-square-foot equipment enclosure will be constructed with the same architectural materials and colors as existing buildings on-site. Additionally, the project includes the planting of twelve trees and a hedge of shrubs around the proposed site to partially screen the facility and enhance the aesthetics.

Finding:

- K. *Establishment of the telecom facility at the requested height is necessary to provide service.*

Facts in Support of Finding:

1. Based upon the application and the RF engineer, a gap in coverage exists for both carriers. The additional system capacity will address service gaps that occur during regular and high demand periods and benefit the community by enhancing the existing

coverage and capacity to increase the voice and data system already in use by their customers.

2. The increased height to a maximum of 43 feet will provide an opportunity for the carriers to enhance coverage and improve capacity for the nearby roadways and residential and commercial neighborhoods. Given that signal propagation follows a line-of-sight pattern, a proposal at a lower elevation would result in a signal blockage in several directions by the existing commercial office buildings that are approximately thirty-two feet (32') tall.

Coastal Development Permit

In accordance with NBMC Subsection 21.52.015(F) (Coastal Development Permits, Findings and Decision), the following findings and facts in support of such findings are set forth:

Finding:

- L. Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The site is located within the PC-40 Coastal Zoning District. This area is intended to permit a combination of business and professional office uses, and light general commercial activities engaged in the sale of products to the general public. The proposed telecom facility is considered an ancillary structure that is accessory to the primary office uses within Corporate Plaza West.
2. NBMC Chapter 21.49 (Wireless Telecommunications Facilities) of the Local Coastal Program Implementation Plan regulates wireless telecommunication facilities within the coastal zone and identifies freestanding wireless telecommunications facilities as a Class 4 (Freestanding Structure) installation, which is permissible subject to the approval of a coastal development permit.
3. NBMC Section 21.49.040 (Telecom Facility Preferences and Prohibited Locations) prioritizes wireless telecommunication facilities as follows: (1) collocation of a new facility at an existing facility; (2) Class 1 (Stealth/Screened); (3) Class 2 (Visible Antennas), Class 3 (Public Right-of-Way); and (4) Class 4 (Freestanding Structure). Although lower on the listing of priority facilities, the proposed facility co-locates two (2) monopoles that are designed to not visually dominate the surrounding area and instead to blend into the office park environment. NBMC Section 21.49.040(B) lists certain prohibited locations and the proposed facility is not a prohibited location.
4. NBMC Section 21.49.050 (General Development and Design Standards) establishes design standards and criteria to minimize the visual impact of facilities by means of location, placement, height, screening, landscaping, and compatibility. The project is consistent with these standards as follows:

- a. *Design and Screening Techniques-* The project is located on the inland side of East Coast Highway, approximately 2,000 feet inland of the Newport Bay. The project will be constructed within an existing landscape planter of a parking lot supporting a corporate office complex. The existing landscaped planter area is located between parking areas and is not used for pedestrian access or recreation. The project consists of the co-location of two (2) carriers with antennas screened within two slim line monopole structures that will be painted a muted dark bronze-green to help blend with the existing landscaping in the area. Twelve (12) new trees will be also planted around the monopoles to help with screening of the installation. The equipment enclosures are designed with materials to mimic the color and finish of the adjacent office buildings and landscaped with perimeter shrubs to improve the aesthetics of the site and complement the adjacent architecture. The project as designed will be compatible with the character and scale of the surrounding area and will not result in a significant change or adverse impact to the visual quality of the coastal zone.
- b. *Location-* The project site is located within a developed commercial office site. Adjacent open space areas (i.e., Newport Beach Country Club Golf Course and Irvine Terrace Park) are developed recreational facilities that contain no sensitive habitats. Therefore, the project will not result in significant disruption of habitat values.
- c. *Height-* The proposed project is located outside the City's Shoreline Height Limitation Zone, which restricts heights to thirty-five (35) feet; however, PC-40 limits the maximum height of structures to thirty-two feet (32') provided the structure extends no higher than the extension of the sight plane limit established by the Corporate Plaza West Planned Community District Regulations, commonly referred to as the "Civic Center Sight Plane Ordinance (Sight Plane)". The forty-three-foot (43') tall monopoles would exceed the permitted height limit by eleven feet (11') but are compliant with the Sight Plane height standard (approximately one-foot (1') below). The Planning Commission may approve telecom antennas up to fifteen feet (15') above the upper maximum height limit, provided the required findings in NBMC Section 20.49.060(H) are met. See Facts in support of Findings J and K.
- d. *Public View Protection-* Although the monopoles may be visible from adjacent areas, they will not block or impact public coastal views from surrounding designated public viewpoints as demonstrated by photographic view simulations. The simulations illustrate potential view impacts from designated Coastal View Roads (segments of Newport Center Drive and Jamboree Road) and Public View Points (Irvine Terrace Park and Back Bay View Park) by the Coastal Land Use Plan. Although most visible in the distance within the view looking southwest from Newport Center Drive, the project will not contribute significantly to existing coastal view impacts because of the distance from Newport Center Drive and the fact that the view is already impacted by light poles, office development, trees, and other similar vertical obstructions. The height of the proposed screening trees

have been conditioned to be maintained at height of approximately 25 feet to minimize unintended public view impacts in the future due to uncontrolled growth.

Finding:

- M. Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the Project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Fact in Support of Finding:

1. The project site is not located between the nearest public road and the sea or shoreline; the project will not affect the public's ability to gain access to, use, and/or view the coast and nearby recreational facilities.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby approves Conditional Use Permit No. UP2018-005 and Coastal Development Permit No. CD2018-004, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen (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 of NBMC Title 20 Planning and Zoning and NBMC Title 21 Local Coastal Program.

PASSED, APPROVED, AND ADOPTED THIS 17TH DAY OF MAY, 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Peter Koetting, Chairman

BY: _____
Erik Weigand, Secretary

EXHIBIT “A”

CONDITIONS OF APPROVAL *(Project specific conditions in italics)*

PLANNING

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, elevations, landscape plans, and photographic simulations, except as noted in the following conditions.
2. The telecom facility approved by this permit shall comply with all applicable rules, regulations, and standards of the Federal Communications Commission (“FCC”) and the California Public Utilities Commission (“CPUC”).
3. The telecom facility approved by the permit shall comply with any easements, covenants, conditions, or restrictions on the underlying real property upon which the facility is located.
4. Anything not specifically approved by this permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
5. *No portion of the global positioning system (“GPS”) antennas, associated equipment, or mounting structures shall protrude beyond the eight-foot-high masonry wall.*
6. *The monopoles approved by this permit shall not exceed the maximum elevation height of 145 feet above mean sea level using 88 NAVD datum. A Height Certification Inspection shall be required prior to final of building permits.*
7. *The Applicants shall continually maintain the wireless telecom facility so that it retains its original appearance at the time the building permit is finalized by the City of Newport Beach.*
8. *The height of the twelve (12) screening trees shall be maintained at an approximate height of twenty-five (25) feet to minimize potential future public view impacts as viewed from surrounding coastal view roads.*
9. On an annual basis, the Applicants shall conduct maintenance inspections of the wireless telecom facility, including the monopole, equipment enclosure areas and walls, landscape screening, and irrigation systems, and make all necessary repairs. The Community Development Director may require additional inspections and/or maintenance activities at his/her discretion
10. The Applicants shall not prevent the City of Newport Beach from having adequate spectrum capacity on the City’s 800 MHz radio frequencies at any time.

11. The facility shall transmit at the approved frequency ranges established by the FCC. The Applicants shall inform the City in writing of any proposed changes to the frequency range in order to prevent interference with the City's Public Safety radio equipment.
12. Should interference with the City's Public Safety radio equipment occur, use of the telecom facility authorized by this permit may be suspended until the radio frequency interference is corrected and verification of the compliance is reported.
13. The Applicants recognize that the frequencies used by the cellular facility located at 1600 Newport Center Drive are extremely close to the frequencies used by the City of Newport Beach for public safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public-safety Communications Officials-International, Inc. (APCO), and as endorsed by the FCC.
14. The Applicants shall provide a "single point of contact" for both carriers in its Engineering and Maintenance Departments that is monitored 24 hours per day to ensure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Community Development Department and Newport Beach Police Department's Support Services Commander prior to activation of the facility. If the point of contact changes, the City shall be alerted and updated immediately.
15. Appropriate information warning signs or plates shall be posted at the access locations and each transmitting antenna. In addition, contact information (e.g., a telephone number) shall be provided on the warning signs or plates. The location of the information warning signs or plates shall be depicted on the plans submitted for construction permits.
16. No advertising signage or identifying logos shall be displayed on the telecom facility except for small identification, address, warning, and similar information plates. A detail of the information plates depicting the language on the plate shall be included in the plans submitted for issuance of building permits.
17. The telecom facility shall not be lighted except as deemed necessary by the Newport Beach Police Department for security lighting or proper maintenance of light on a United States flag in accordance with the U.S Flag Code (4 U.S.C. § 1, *et seq.*). The night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that direct rays do not shine on nearby properties. Prior to the final of building permits, the Applicants shall schedule an evening inspection by the Code Enforcement Division to confirm compliance with this condition.
18. Both operators of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
19. At all times, the operator for Verizon Wireless and AT&T shall ensure that its telecom facilities comply with the most current regulatory, operations standards, and radio

frequency emissions standards adopted by the FCC. The operator shall be responsible for obtaining and maintaining the most current information from the FCC regarding allowable radio frequency emissions and all other applicable regulations and standards. Said information shall be made available by the operator upon request at the discretion of the Community Development Director.

20. *Prior to final of building permits, the Applicants shall schedule an inspection by the Planning Division to ensure materials and colors match existing architecture as illustrated in the approved photographic simulations and in conformance with Municipal Code Sections 20.49.050 and 21.49.050, and that the landscaping has been installed per the approved plans, to the satisfaction of the Planning Division.*
21. 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 Applicants, current property owner, or leasing agent.
22. The Applicants shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of the Applicants to comply.
23. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division by certified mail no less than 30 days prior to such action. The operator or property owner shall have 90 days from the date of abandonment or discontinuance to reactivate use of the facility, transfer the rights to use the facility to another operator, or remove the telecom facility and restore the site.
24. The City reserves the right and jurisdiction to review and modify any permit approved pursuant to NBMC Chapters 20.49 and 21.49, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Division of any proposal to change the height or size of the facility; increase the size, shape, or number of antennas; change the facility's color or materials or location on the site; or increase the signal output above the maximum permissible exposure ("MPE") limits imposed by the radio frequency emissions guidelines of the FCC. Any changed circumstance shall require the operator to apply for a modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.
25. This permit may be modified or revoked by the Planning Commission or City Council, as applicable, should they determine that the facility or operator has violated any law regulating the telecom facility or has failed to comply with the requirements of NBMC Chapters 20.49 and 21.49, or this approval.
26. *Conditional Use Permit No. UP2018-005 and Coastal Development Permit No. CD2018-004 shall expire unless exercised within 24 months from the date of approval as specified in NBMC Section 20.91.050 and Section 21.54.060, unless an extension is otherwise granted.*

27. *Prior to the issuance of a building permit, the Applicants shall submit a landscape and irrigation plan prepared by a licensed landscape architect. These plans shall incorporate drought tolerant plantings and water efficient irrigation practices, and the plans shall be approved by the Planning Division.*
28. All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
29. *Prior to the issuance of a building permit, the Applicants shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.*
30. Construction activities shall comply with NBMC Section 10.28.040, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
31. *To the fullest extent permitted by law, Applicants 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 Verizon and AT&T Monopole Telecommunication Facility including, but not limited to Conditional Use Permit No. UP2018-005 and Coastal Development Permit No. CD2018-004 (PA2018-010). 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 Applicants, City, and/or the parties initiating or bringing such proceeding. The Applicants 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 Applicants shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.*

Fire Department

32. Storage of batteries must comply with California Fire Code Section 608, Stationary Storage Battery Systems.

33. Manufactures specifications for any generators will be required with plan review. Generator shall be installed as per manufactures specifications and comply with California Fire Code Section 601.

Building Division

34. The Applicants are required to obtain all applicable permits from the City Building Division and Fire Department. Prior to the issuance of any building, mechanical, and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of these conditions of approval shall be incorporated into the drawings approved for the issuance of permits.
35. The telecom facility shall comply with all regulations and requirements of the California Building Code, California Fire Code, California Mechanical Code, and California Electrical Code. All required permits shall be obtained prior to commencement of the construction.
36. The design of the monopole and associated equipment shall be designed to conform to ASCE 7-10 for wind and seismic consideration for windscreen and anchorage of the equipment.
37. A soils report shall be prepared and submitted in conjunction with the construction drawings for the monopole's foundation system.

Public Works

38. In case of damage done to public improvements surrounding the site by private construction, additional reconstruction within the public right-of-way may be required at the discretion of the Public Works Department.
39. The storage of all project related equipment during construction shall be on-site and outside the public right-of-way.
40. An approved encroachment permit is required for all work activities within the public right-of-way.

Attachment No. PC 2

Draft Resolution for Denial

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RESOLUTION NO. PC2018-017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH DENYING CONDITIONAL USE PERMIT NO. UP2018-005 AND COASTAL DEVELOPMENT PERMIT NO. CD2018-004 FOR A WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 1600 NEWPORT CENTER DRIVE (PA2018-010)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Peter J. Blied of Plancom, Inc., on behalf of Verizon Wireless and AT&T ("Applicants"), with respect to property located at 1600 Newport Center Drive, legally described as Parcel 3 of Parcel Map No. 94-102, filed in Book 316, requesting approval of a conditional use permit and a coastal development permit related to the construction of a new wireless telecommunications facility.
2. The Applicants propose to construct two, forty-three-foot (43') tall, thirty-inch (30") diameter, slim line monopoles (*i.e.*, antennas located within pole) to accommodate six (6), six-foot (6') tall antennas for Verizon Wireless and six (6), six-foot (6') tall antennas for AT&T. The proposed telecom facility support equipment will be ground-mounted and screened behind a new 450-square-foot enclosure (225 square feet per carrier).
3. The subject property is located within the General Commercial Office ("CO-G") land use category of the General Plan and the Corporate Plaza West Planned Community ("PC-40") Zoning District and designated for business, professional, and commercial land uses within PC-40.
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is CO-G and it is located within the PC-40 Coastal Zoning District.
5. PC-40 limits the maximum height of structures to thirty-two feet (32') provided the structure extends no higher than the extension of the sight plane limit established by the Corporate Plaza West Planned Community District Regulations, commonly referred to as the "Civic Center Sight Plane Ordinance (Sight Plane)".
6. The Planning Commission may approve telecom antennas up to fifteen feet (15') above the upper maximum height limit, provided the required findings could be met. The forty-three-foot (43') tall monopoles would exceed the permitted height limit by eleven feet (11') but are compliant with the Sight Plane height standard.
7. Because this project is located within the Coastal Zone, the Applicants are required to obtain a coastal development permit consistent with the provisions of the City's Local Coastal Program.

8. A similar application was approved by the City Council on August 12, 2014, with the adoption of Resolution No. 2014-76, which has since expired requiring the filing of this new application.
9. A public hearing was held on May 17, 2018, in the Council Chambers located at 100 Civic Center Drive, Newport Beach. A notice of 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 Planning Commission at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

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

SECTION 3. REQUIRED FINDINGS.

In accordance with NBMC Chapter 20.49 (Wireless Telecommunications Facilities) and Chapter 21.49 of the Zoning Code, a Class 4 (Freestanding wireless telecommunications facility installation may be established subject to the approval of a conditional use permit and a coastal development permit. The Planning Commission may approve a conditional use permit only after making each of the five required findings set forth in Section 20.52.020(F) (Conditional Use Permits and Minor Use Permits – Findings and Decision), six findings set forth in Section 20.49.060 (Wireless Telecommunications Facilities – Permit Review Procedures), and two findings set forth in Subsection 21.52.015(F) (Coastal Development Permits, Findings and Decisions) . In this case, the Planning Commission was unable to make the required findings based upon the following:

1. The Planning Commission determined, in this case, that the proposed conditional use permit for a wireless telecommunications facility is inconsistent with the legislative intent of Title 20 and Title 21 of the NBMC.
2. The design, location, size, and operating characteristics of the use are not compatible with the allowed uses in the vicinity.
3. A wall, roof, existing co-location structure, or other higher priority locations are available and provide feasible alternatives to the proposed 43-foot-tall monopoles.
4. The site is not physically suitable in terms of design, location, shape, size, operating characteristics.
5. Approval of the application would result in greater-than-usual visual impacts on nearby property owners, residents, and businesses due to the height, location, and design of the telecom facility.
6. The monopoles at this location do not blend in with the surroundings and are visually intrusive.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby denies Conditional Use Permit No. UP2018-005 and Coastal Development Permit No. CD2018-004.
2. This action shall become final and effective fourteen (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 of NBMC Title 20 Planning and Zoning and NBMC Title 21 Local Coastal Program.

PASSED, APPROVED, AND ADOPTED THIS 17TH DAY OF MAY, 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Peter Koetting, Chairman

BY: _____
Erik Weigand, Secretary

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Attachment No. PC 3

Project Plans and Simulations of
Landscaping

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COAST HIGHWAY
1600 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

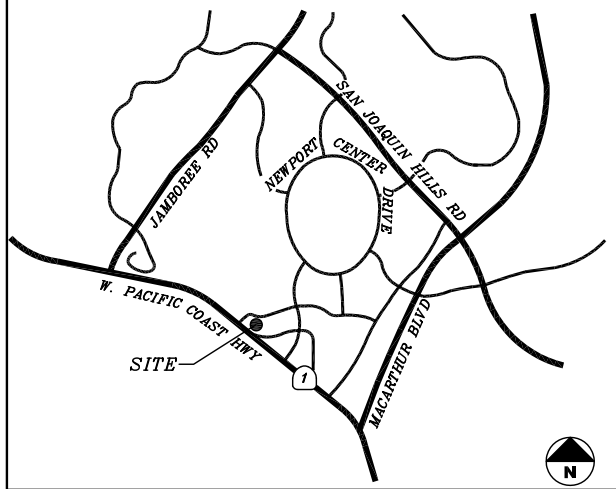


Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE
YOU DIG IN CALIFORNIA (SOUTH), CALL
DIG ALERT
TOLL FREE: 1-800-227-2600 OR
www.digalert.org
CALIFORNIA STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

VICINITY MAP

THOMAS GUIDE MAP PG. 919 GRID E1



DRIVING DIRECTIONS

STARTING FROM VERIZON IRVINE OFFICE:

1. DEPART SAND CANYON AVE TOWARD BARRANCA PKWY
2. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-405 NORTH
3. AT EXIT 7, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR JAMBOREE RD
4. TURN LEFT ONTO JAMBOREE RD
5. BEAR LEFT ONTO MACARTHUR BLVD
6. TURN RIGHT ONTO SAN MIGUEL DR
7. TURN LEFT ONTO AVOCADO AVE
8. TURN RIGHT ONTO FARALLON DR
9. TURN LEFT ONTO NEWPORT CENTER DR
10. ARRIVE AT 1600 NEWPORT CENTER DR, NEWPORT BEACH, CA 92660

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

PROJECT TEAM

ARCHITECT

FULSANG ARCHITECTURE INC.
3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
CONTACT: ERIC FULSANG
PHONE: (949) 838-4139

SURVEYOR

BERT HAZE & ASSOCIATES
3188 AIRWAY AVE #K1
COSTA MESA, CA 92626
CONTACT: BERT HAZE
PHONE: (714) 557-1567

PROJECT REPRESENTATIVE

PLANCOM INC.
250 EL CAMINO REAL, SUITE 117
TUSTIN, CA 92780
CONTACT: ERIC MEURS
PHONE: (949) 370-5939

APPROVAL

LANDLORD: _____
PROJECT MANAGER: _____
CONSTRUCTION MANAGER: _____
RF ENGINEER: _____
SITE ACQUISITION: _____
ZONING MANAGER: _____
UTILITY COORDINATOR: _____
NETWORK OPERATIONS: _____

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON. EQUIPMENT WITHIN A NEW CMU ENCLOSURE AND ANTENNAS WITHIN A NEW SLIMLINE MONOPOLE.

PROJECT CONSISTS OF:

- (6) PANEL ANTENNAS WITHIN SLIMLINE MONOPOLE
- (1) RAYCAP
- (2) OUTDOOR EQUIPMENT CABINETS
- (1) DC DIESEL GENERATOR
- (1) GPS ANTENNA
- CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

PROJECT INFORMATION

APPLICANT/LESSEE

VERIZON
15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618
24 HR EMERGENCY CONTACT
PHONE: (949) 286-7000

PROPERTY OWNER

PROPERTY OWNER: IRVINE COMPANY
CONTACT PERSON: DAVID THOMPSON
CONTACT NUMBER: (714) 928-1597
PROPERTY OWNER ADDRESS: 550 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

PROPERTY INFORMATION

A.P.N.: 442-011-66
JURISDICTION: CITY OF NEWPORT BEACH
CURRENT ZONING: PC-40
OCCUPANCY TYPE: TBD
TYPE OF CONSTRUCTION: B/U
ADA REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED PER EXEMPTION IN 2013 CBC CHAPTER 11B SECTION 203.4 LIMITED ACCESS SPACES.

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	LEASE AREA PLAN, ANTENNA PLAN & SECTION
A-4	ELEVATIONS
L-1	IRRIGATION PLAN
L-2	PLANTING PLAN
L-3	DETAILS

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	150°	TBD	55'	7/8"
BETA	270°	TBD	55'	7/8"
GAMMA	30°	TBD	55'	7/8"
GPS	N/A	TBD	20'	1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES, CHECK RF DATA SHEET.



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618



SEAL

ISSUED FOR: ZONING REVIEW
ISSUE DATE: 03/12/2018
PROJECT No. FA140101
DRAWN BY: MP CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
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1	03/04/14	CLIENT COMMENTS	NW
2	03/20/14	TIC COMMENTS	NW
3	02/15/18	REVISED	NW
4	03/01/18	FUTURE CARRIER	NW
5	03/12/18	TIC COMMENTS	NW

COAST HIGHWAY
1600 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

SHEET TITLE

TITLE SHEET

SHEET NUMBER

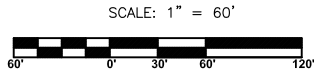
T-1

41

LEGEND:

AC ASPHALT CONCRETE
ACTC ASPHALT CONCRETE / TOP OF CURB
BLD BUILDING
BR BUSH ROW
CLF CHAIN LINK FENCE
CLM COLUMN
CPD CONCRETE PAD
D DIAMETER
DR DOOR
EOB EDGE OF BUSH
EOC EDGE OF CONCRETE
EP EDGE OF PAVEMENT
EVCS ELECTRIC VEHICLE CHARGING STATION
EVL EDISON VAULT
FD FOUND
FH FIRE HYDRANT
FL FLOWLINE
GL GUTTER LIP
H HEIGHT
ICV IRRIGATION CONTROL VALVE
IN INCHES
IP IRON PIPE
LTT LEAD, TACK, AND TAG
MS MOW STRIP
NG NATURAL GROUND
PKG PARKING GROUP
PVC PVC PIPE
S/W SPIKE AND WASHER
TBX TELCO BOX
TC TOP OF CURB
TE TRASH ENCLOSURE
TG TOP OF GRATE
TP TOP
TPB TELCO PULL BOX
TR TREE
TRN TRANSFORMER
TRPM PALM TREE
TRSR TELCO RISER
TW TOP OF WALL
WC WATER CAN
WV WATER VALVE
YL YARD LIGHT

BLOCK WALL
CENTERLINE
CHAIN LINK FENCE
FIRE HYDRANT
FOUND MONUMENT
GRATE
IRRIGATION CONTROL VALVE
RISER
TELCO BOX
WATER CAN
WATER VALVE
YARD LIGHT



BASIS OF BEARINGS:

THE NORTHWESTERLY LINE OF PARCEL 3 BEING NORTH 40°32'27" EAST PER
PARCEL MAP NO. 94-102, P.M.B. 316/3-6, RECORDS OF ORANGE COUNTY.

COORDINATES:

LATITUDE 33°36'35.86" N
LONGITUDE 117°52'48.98" W

NAD 1983 GEODETIC COORDINATES AND ELEVATIONS
WERE ESTABLISHED USING SURVEY GRADE "ASHTech"
G.P.S. RECEIVERS AND ASHTech SURVEY GRADE
PRECISION SOFTWARE FOR POST-PROCESSING.

ASSESSOR'S IDENTIFICATION:

ORANGE COUNTY A.P.N. 442-011-66

AREA:

10.082± ACRES PER ORANGE COUNTY ASSESSOR

TITLE REPORT IDENTIFICATION:

COMMONWEALTH LAND TITLE COMPANY,
PRELIMINARY TITLE REPORT NO. 08021168,
DATED AS OF DECEMBER 16, 2013.

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 96"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 96" AS
SHOWN ON THE "NEWPORT BEACH" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 98.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN
FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

EASEMENT NOTES:

EASEMENT(S) SHOWN HEREON ARE PER COMMONWEALTH LAND
TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 08021168, DATED
AS OF DECEMBER 16, 2013.

2 AN EASEMENT GRANTED TO LAGUNA BEACH COUNTY WATER
DISTRICT FOR A PIPELINE FOR WATER, RECORDED NOVEMBER 30,
1928 IN BOOK 221, PAGE 76, OFFICIAL RECORDS. MODIFIED BY
DOCUMENT RECORDED APRIL 14, 1955 IN BOOK 3031, PAGE 117,
OF OFFICIAL RECORDS. (FALLS IN PACIFIC COAST HWY.)

5 AN EASEMENT FOR GAS PIPES AND MAINS, RECORDED AUGUST
28, 1950 IN BOOK 2063, PAGE 182, OFFICIAL RECORDS. (FALLS
IN PACIFIC COAST HWY.)

6 AN EASEMENT FOR PUBLIC UTILITIES, RECORDED JUNE 21,
1967 IN BOOK 8286, PAGE 986, OFFICIAL RECORDS.

7 AN EASEMENT FOR STORM DRAIN, RECORDED MAY 16, 1968 IN
BOOK 8603, PAGE 905, OFFICIAL RECORDS.

9 AN EASEMENT FOR PUBLIC UTILITIES, RECORDED MAY 25, 1979
IN BOOK 13160, PAGE 1625, OFFICIAL RECORDS. MODIFIED BY A
DOCUMENT RECORDED AUGUST 22, 2007, AS INSTRUMENT NO.
2007000521644, OF OFFICIAL RECORDS.

10 AN EASEMENT FOR STORM DRAIN, RECORDED AUGUST 12, 1980
IN BOOK 13698, PAGE 1003, OFFICIAL RECORDS. RE-RECORDED IN
BOOK 13967, PAGE 419, OFFICIAL RECORDS.

12 A "DECLARATION OF ACCESS EASEMENTS" RECORDED MARCH 9,
1993, AS INSTRUMENT NO. 93-0158177, OF OFFICIAL RECORDS.

15 AN EASEMENT FOR STORM DRAIN FACILITIES, RECORDED JULY
2, 1998 AS INSTRUMENT NO. 19980423164, OFFICIAL RECORDS.

16 AN EASEMENT GRANTED TO CITY OF NEWPORT BEACH FOR
WATERLINE FACILITIES, RECORDED OCTOBER 21, 1998 AS
INSTRUMENT NO. 19980712653, OFFICIAL RECORDS.

17 AN EASEMENT FOR SEWER AND WATERLINE FACILITIES,
RECORDED OCTOBER 26, 1998 AS INSTRUMENT NO. 19980720593,
OFFICIAL RECORDS. MODIFIED BY DOCUMENT RECORDED JUNE 19,
2007, AS INSTRUMENT NO. 2007000389198, OF OFFICIAL
RECORDS.

18 AN EASEMENT FOR TRAFFIC SIGNAL FACILITIES, RECORDED
DECEMBER 11, 1998 AS INSTRUMENT NO. 19980854268, OFFICIAL
RECORDS.

25 A "PARKING AND ACCESS EASEMENT AGREEMENT" RECORDED
AUGUST 29, 2000, AS INSTRUMENT NO. 20000451537, OF
OFFICIAL RECORDS.

27 AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND
PUBLIC SERVICE VEHICLES, SHOWN ON PARCEL MAP NO. 94-102,
P.M.B. 316/3-6.

28 EASEMENT FOR PUBLIC UTILITIES ON ALL PRIVATE STREETS,
SHOWN ON PARCEL MAP NO. 94-102, P.M.B. 316/3-6. (NO
VISIBLE PRIVATE STREETS ON SAID MAP)

29 AN EASEMENT GRANTED TO CITY OF NEWPORT BEACH FOR
WATER FACILITIES, RECORDED JUNE 19, 2007 AS INSTRUMENT NO.
2007000389199, OFFICIAL RECORDS.

30 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON
COMPANY FOR PUBLIC UTILITIES, RECORDED JUNE 28, 2007 AS
INSTRUMENT NO. 2007000410477, OFFICIAL RECORDS.

31 AN EASEMENT GRANTED TO AT&T CALIFORNIA FOR PUBLIC
UTILITIES, RECORDED AUGUST 22, 2007 AS INSTRUMENT NO.
2007000521521, OFFICIAL RECORDS.

○ DENOTES ITEM PLOTTED HEREON

LEGAL DESCRIPTION:

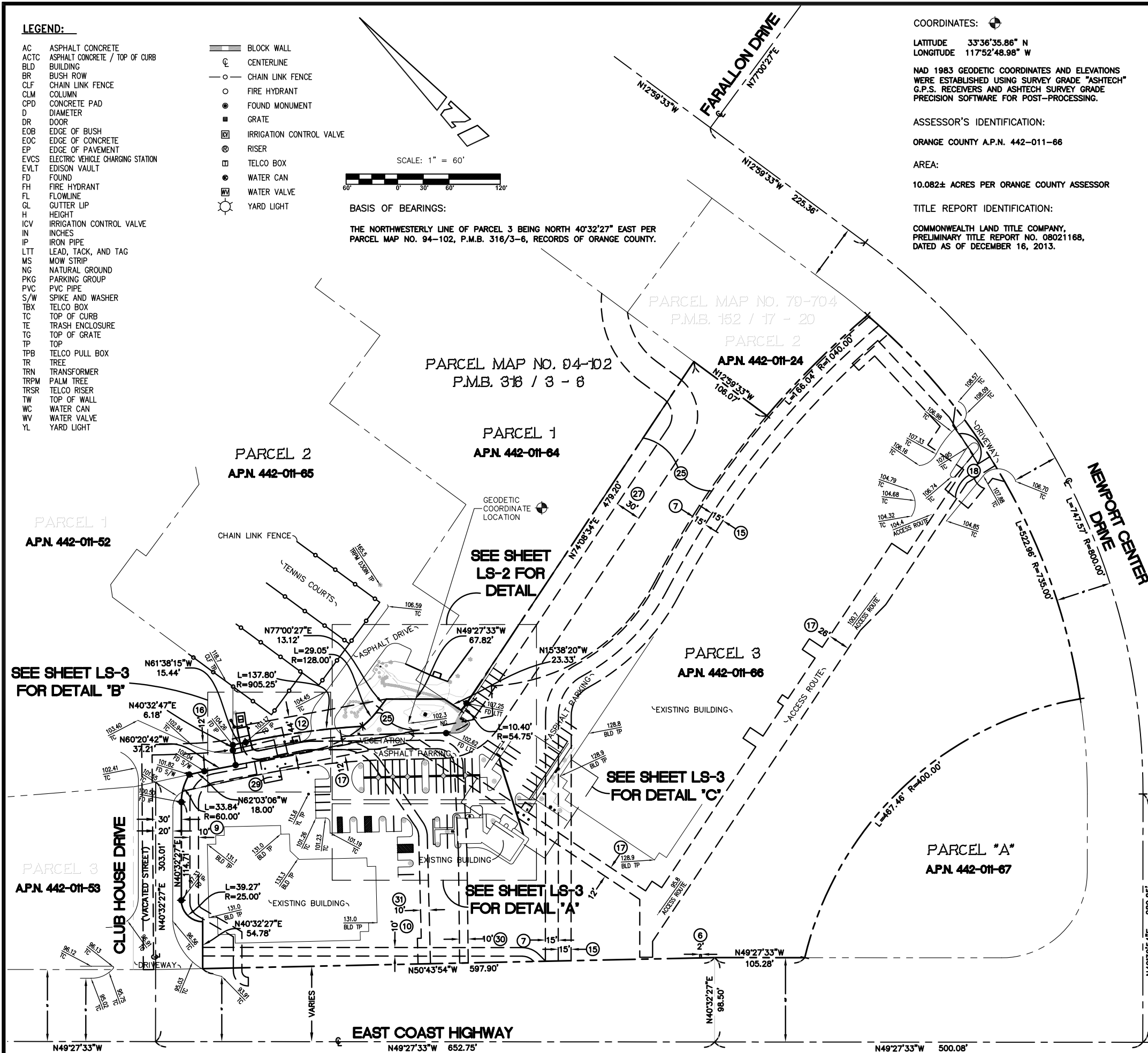
PARCEL 3, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 94-102,
FILED IN BOOK 316, PAGES 3, 4, 5 AND 6 OF PARCEL MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATE OF SURVEY:

FEBRUARY 04, 2014
ADDITIONAL TOPO: JANUARY 30, 2017

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND
OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED
APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS
SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND
SHOULD NOT BE USED FOR DESIGN PURPOSES.



SEE SHEETS LS-2 AND LS-3 FOR SITE DETAILS

verizon

15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618

FULSANG
ARCHITECTURE

3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL



PREPARED BY:

BERT HAZE

AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING

3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX JN. 801.349

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	02/06/14	ISSUED FOR REVIEW	DR
2	02/06/14	ADDED TITLE INFO.	DR
3	03/06/17	ADDITIONAL TOPO	MDL

COAST HIGHWAY
1600 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

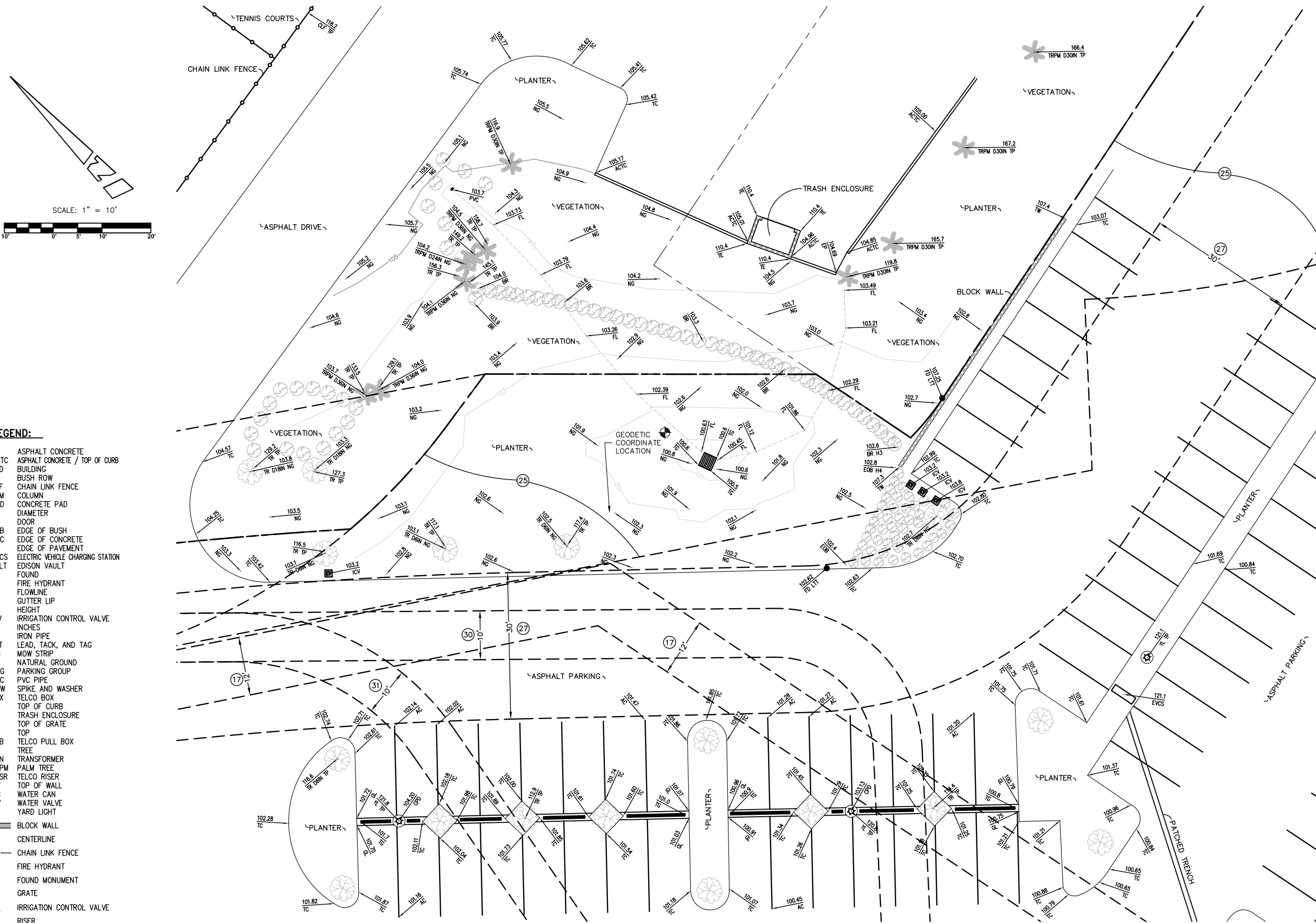
SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-1

42



verizon

15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618

FULSANG
ARCHITECTURE

3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
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SEAL



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COAST HIGHWAY

1600 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

SHEET TITLE

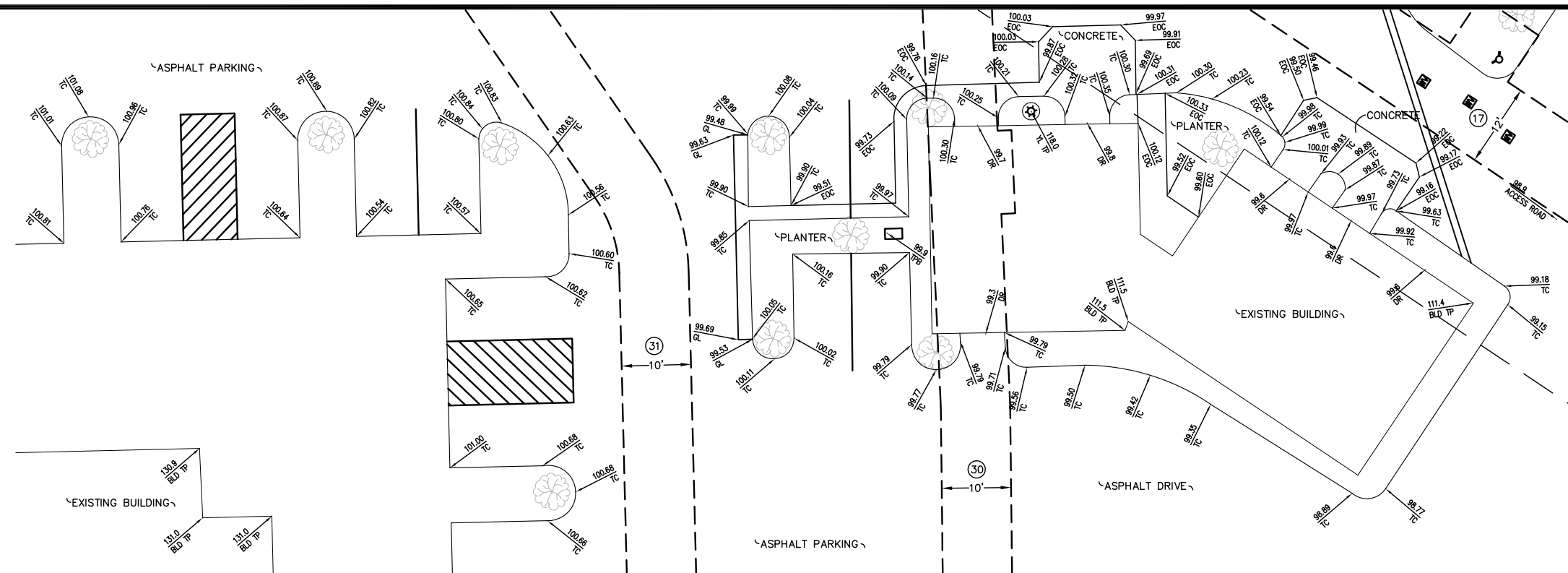
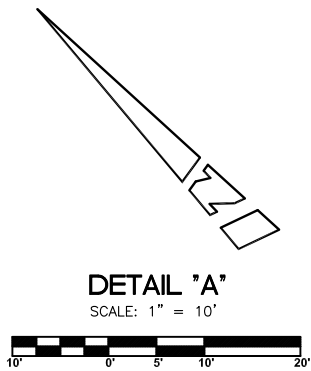
TOPOGRAPHIC SURVEY

SHEET NUMBER

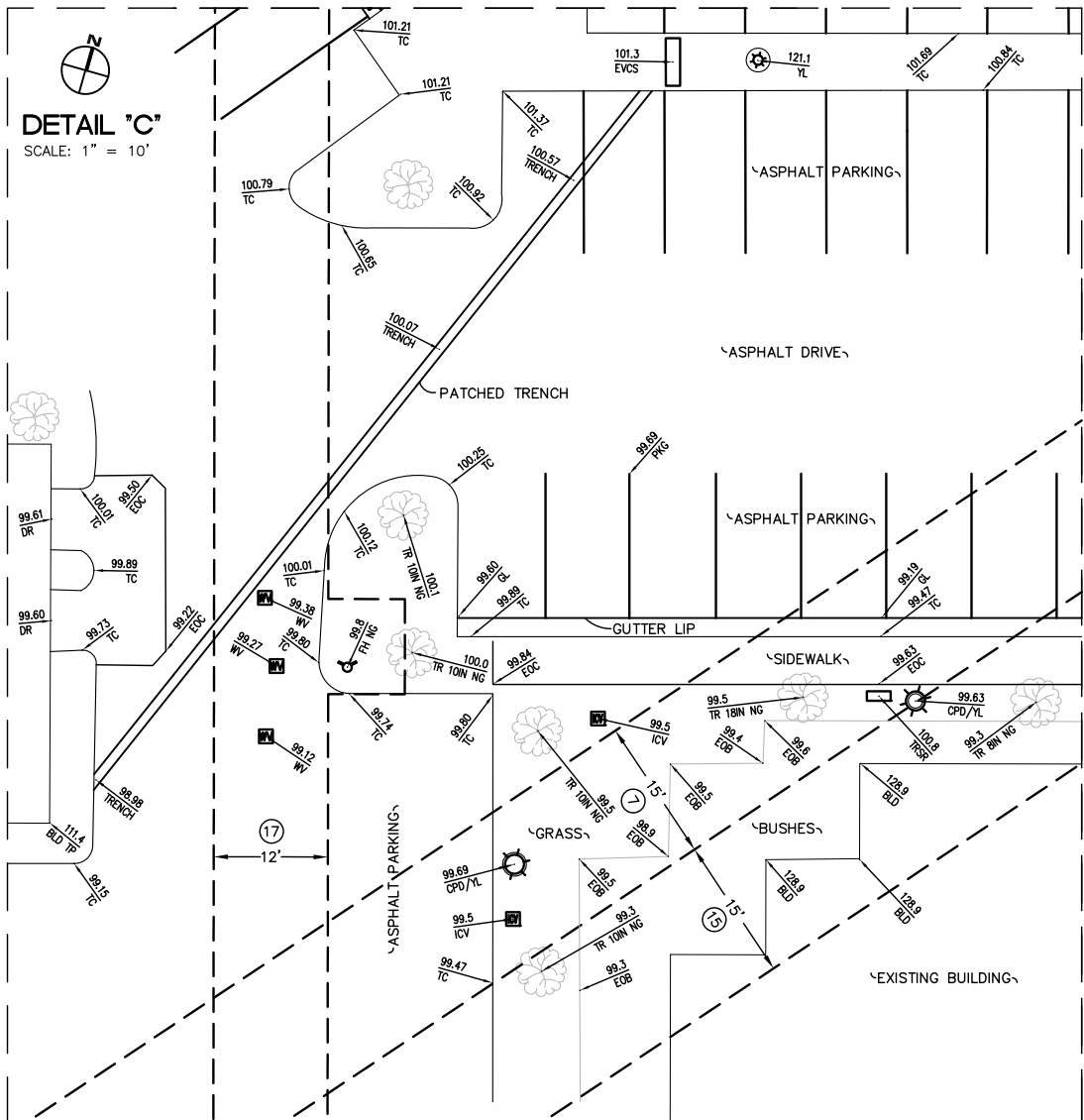
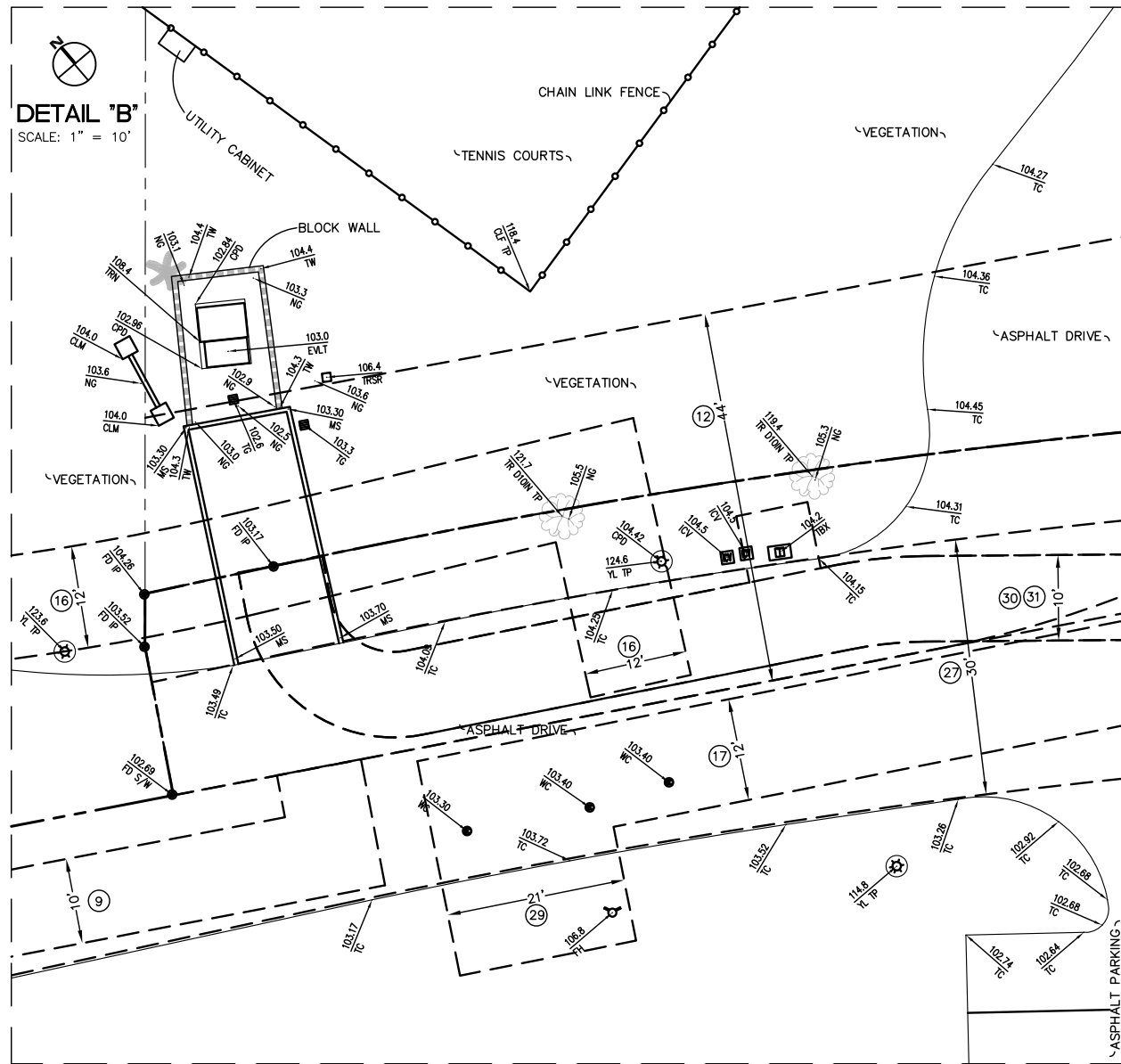
LS-2

43

SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.
SEE SHEET LS-3 FOR ADDITIONAL SITE DETAILS



- LEGEND:**
- AC ASPHALT CONCRETE
 - ACTC ASPHALT CONCRETE / TOP OF CURB
 - BLD BUILDING
 - BR BUSH ROW
 - CLF CHAIN LINK FENCE
 - CLM COLUMN
 - CPD CONCRETE PAD
 - D DIAMETER
 - DR DOOR
 - EOB EDGE OF BUSH
 - EOC EDGE OF CONCRETE
 - EP EDGE OF PAVEMENT
 - EVCS ELECTRIC VEHICLE CHARGING STATION
 - EVLV EDISON VAULT
 - FD FOUND
 - FH FIRE HYDRANT
 - FL FLOWLINE
 - GL GUTTER LIP
 - H HEIGHT
 - ICV IRRIGATION CONTROL VALVE
 - IN INCHES
 - IP IRON PIPE
 - LTT LEAD, TACK, AND TAG
 - MS MOW STRIP
 - NG NATURAL GROUND
 - PKG PARKING GROUP
 - PVC PVC PIPE
 - S/W SPIKE AND WASHER
 - TBX TELCO BOX
 - TC TOP OF CURB
 - TE TRASH ENCLOSURE
 - TG TOP OF GRATE
 - TP TELCO PULL BOX
 - TR TREE
 - TRN TRANSFORMER
 - TRPM PALM TREE
 - TRSR TELCO RISER
 - TW TOP OF WALL
 - WC WATER CAN
 - WV WATER VALVE
 - YL YARD LIGHT
-
- █ BLOCK WALL
 - CENTERLINE
 - CHAIN LINK FENCE
 - FIRE HYDRANT
 - FOUND MONUMENT
 - GRATE
 - ⊗ IRRIGATION CONTROL VALVE
 - ⊕ RISER
 - ▣ TELCO BOX
 - WATER CAN
 - ⊕ WATER VALVE
 - ⊙ YARD LIGHT



SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.
SEE SHEET LS-2 FOR ADDITIONAL SITE DETAILS

verizon
15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618

**FULSANG
ARCHITECTURE**
3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL



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2	02/06/14	ADDED TITLE INFO.	DR
3	03/06/17	ADDITIONAL TOPO	MDL

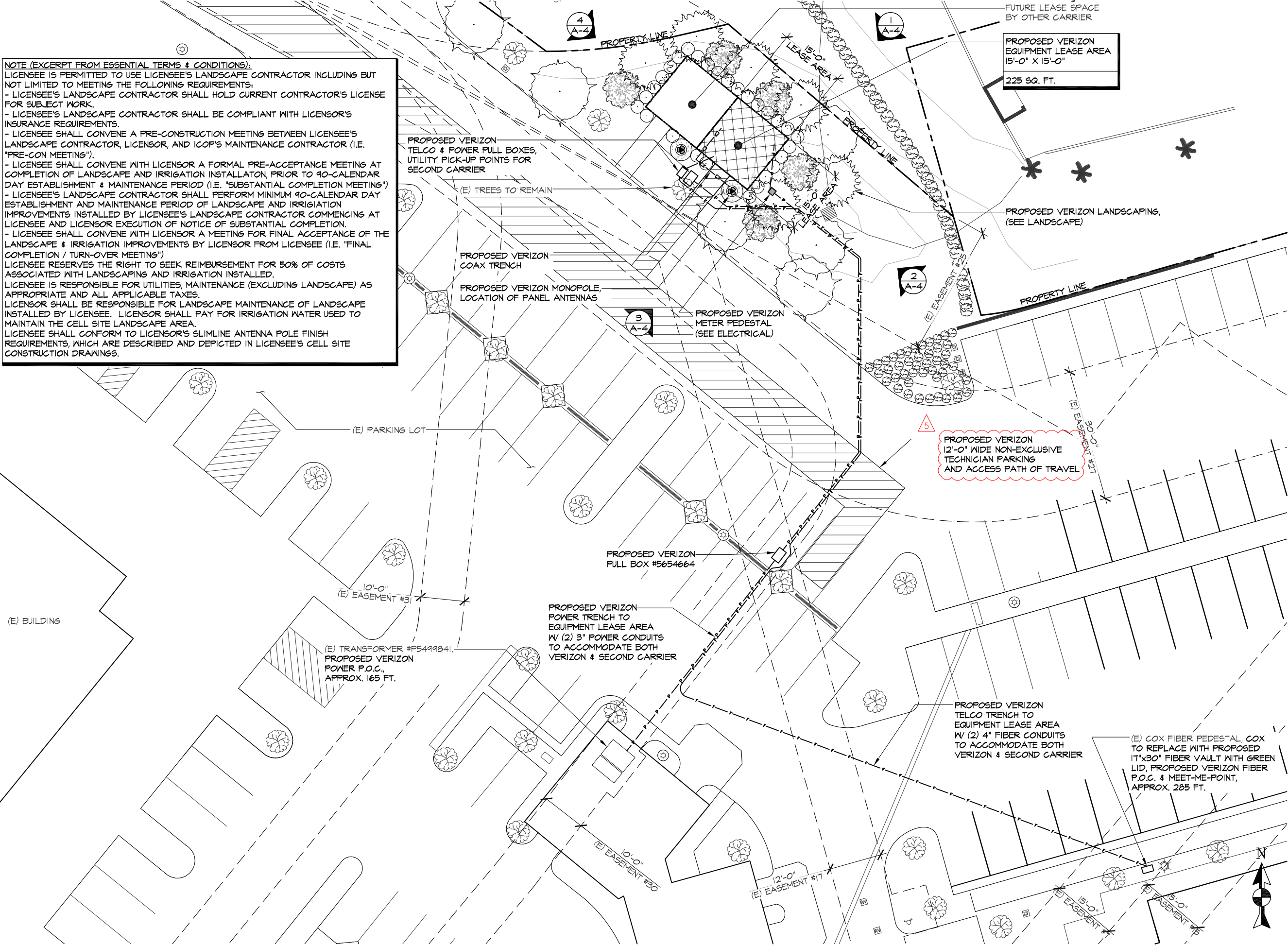
COAST HIGHWAY
1600 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-3
44

NOTE (EXCERPT FROM ESSENTIAL TERMS & CONDITIONS):
LICENSEE IS PERMITTED TO USE LICENSEE'S LANDSCAPE CONTRACTOR INCLUDING BUT NOT LIMITED TO MEETING THE FOLLOWING REQUIREMENTS:
- LICENSEE'S LANDSCAPE CONTRACTOR SHALL HOLD CURRENT CONTRACTOR'S LICENSE FOR SUBJECT WORK.
- LICENSEE'S LANDSCAPE CONTRACTOR SHALL BE COMPLIANT WITH LICENSOR'S INSURANCE REQUIREMENTS.
- LICENSEE SHALL CONVEY A PRE-CONSTRUCTION MEETING BETWEEN LICENSEE'S LANDSCAPE CONTRACTOR, LICENSOR, AND ICOP'S MAINTENANCE CONTRACTOR (I.E. "PRE-CON MEETING").
- LICENSEE SHALL CONVEY WITH LICENSOR A FORMAL PRE-ACCEPTANCE MEETING AT COMPLETION OF LANDSCAPE AND IRRIGATION INSTALLATION, PRIOR TO 90-CALNDAR DAY ESTABLISHMENT & MAINTENANCE PERIOD (I.E. "SUBSTANTIAL COMPLETION MEETING").
- LICENSEE'S LANDSCAPE CONTRACTOR SHALL PERFORM MINIMUM 90-CALNDAR DAY ESTABLISHMENT AND MAINTENANCE PERIOD OF LANDSCAPE AND IRRIGATION IMPROVEMENTS INSTALLED BY LICENSEE'S LANDSCAPE CONTRACTOR COMMENCING AT LICENSEE AND LICENSOR EXECUTION OF NOTICE OF SUBSTANTIAL COMPLETION.
- LICENSEE SHALL CONVEY WITH LICENSOR A MEETING FOR FINAL ACCEPTANCE OF THE LANDSCAPE & IRRIGATION IMPROVEMENTS BY LICENSOR FROM LICENSEE (I.E. "FINAL COMPLETION / TURN-OVER MEETING").
LICENSEE RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR 50% OF COSTS ASSOCIATED WITH LANDSCAPING AND IRRIGATION INSTALLED.
LICENSEE IS RESPONSIBLE FOR UTILITIES, MAINTENANCE (EXCLUDING LANDSCAPE) AS APPROPRIATE AND ALL APPLICABLE TAXES.
LICENSOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE OF LANDSCAPE INSTALLED BY LICENSEE. LICENSOR SHALL PAY FOR IRRIGATION WATER USED TO MAINTAIN THE CELL SITE LANDSCAPE AREA.
LICENSEE SHALL CONFORM TO LICENSOR'S SLIMLINE ANTENNA POLE FINISH REQUIREMENTS, WHICH ARE DESCRIBED AND DEPICTED IN LICENSEE'S CELL SITE CONSTRUCTION DRAWINGS.



ENLARGED SITE PLAN

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"

verizon

15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618

FULSANG
ARCHITECTURE

3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL

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5	03/12/18	TIC COMMENTS	NW

COAST HIGHWAY
1600 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-2

46

SEAL

ISSUED FOR: ZONING REVIEW
 ISSUE DATE: 03/12/2018
 PROJECT No. FA140101
 DRAWN BY: MP CHECKED BY: EF

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3	02/15/18	REVISED	NW
4	03/01/18	FUTURE CARRIER	NW
5	03/12/18	TIC COMMENTS	NW

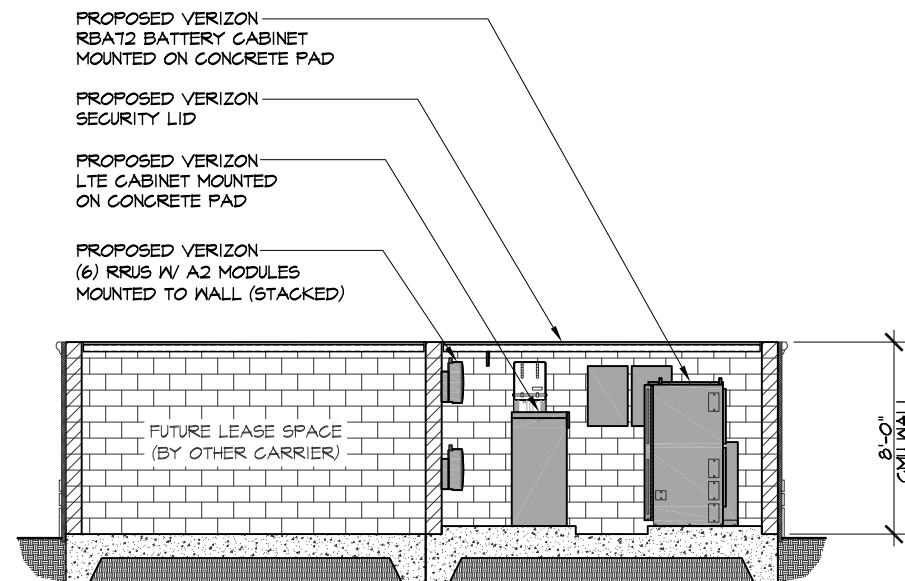
COAST HIGHWAY
1600 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

SHEET TITLE
LEASE AREA PLAN,
ANTENNA PLAN
& SECTION

SHEET NUMBER

A-3

47



SECTION

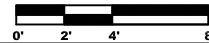
SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"



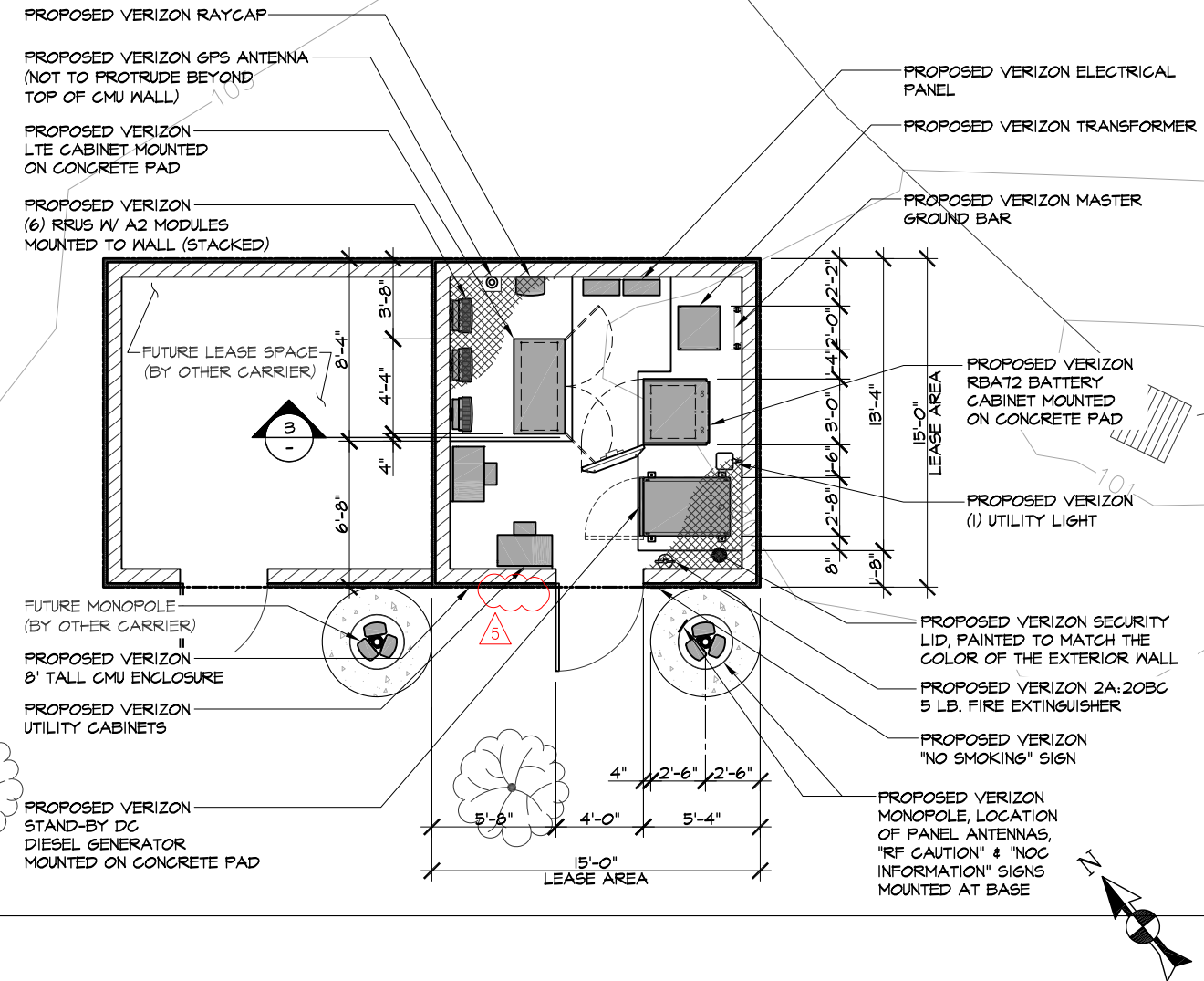
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LEASE AREA PLAN

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"



1

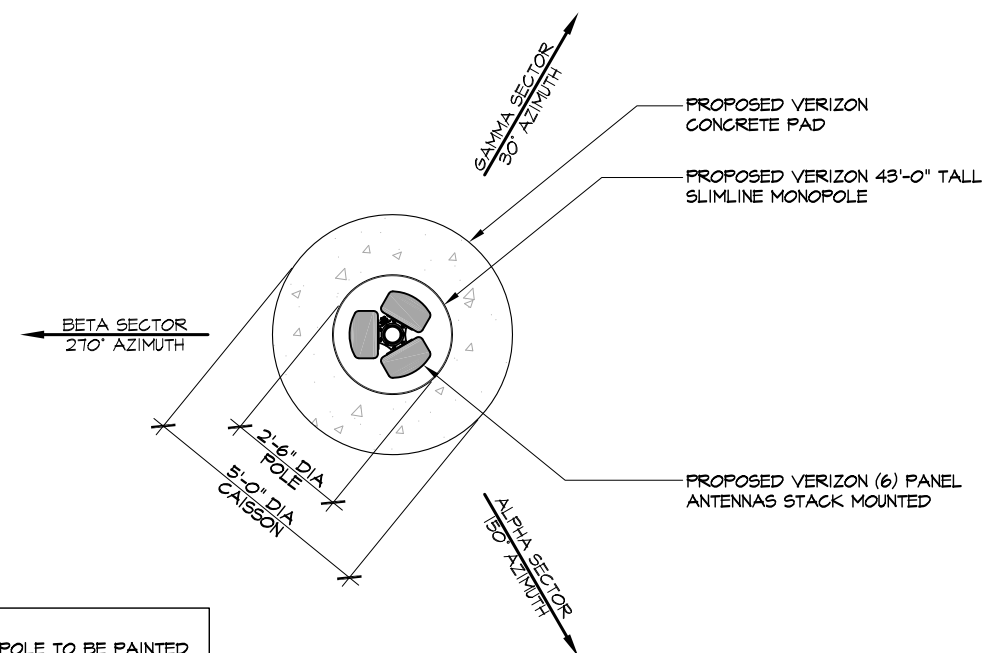


ANTENNA PLAN

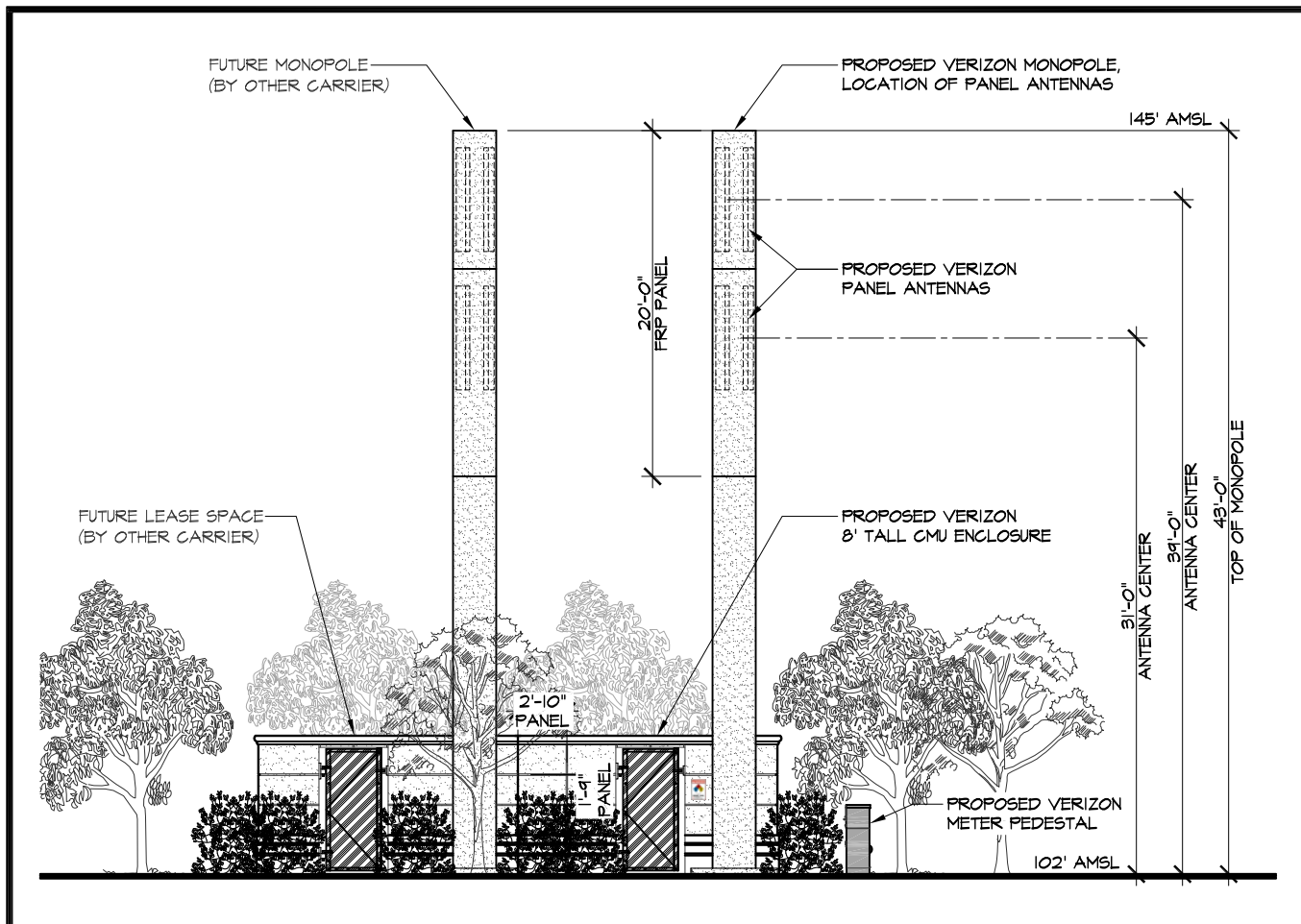
SCALE @ 11x17: 1/4" = 1'-0"
SCALE @ 24x36: 1/2" = 1'-0"



2

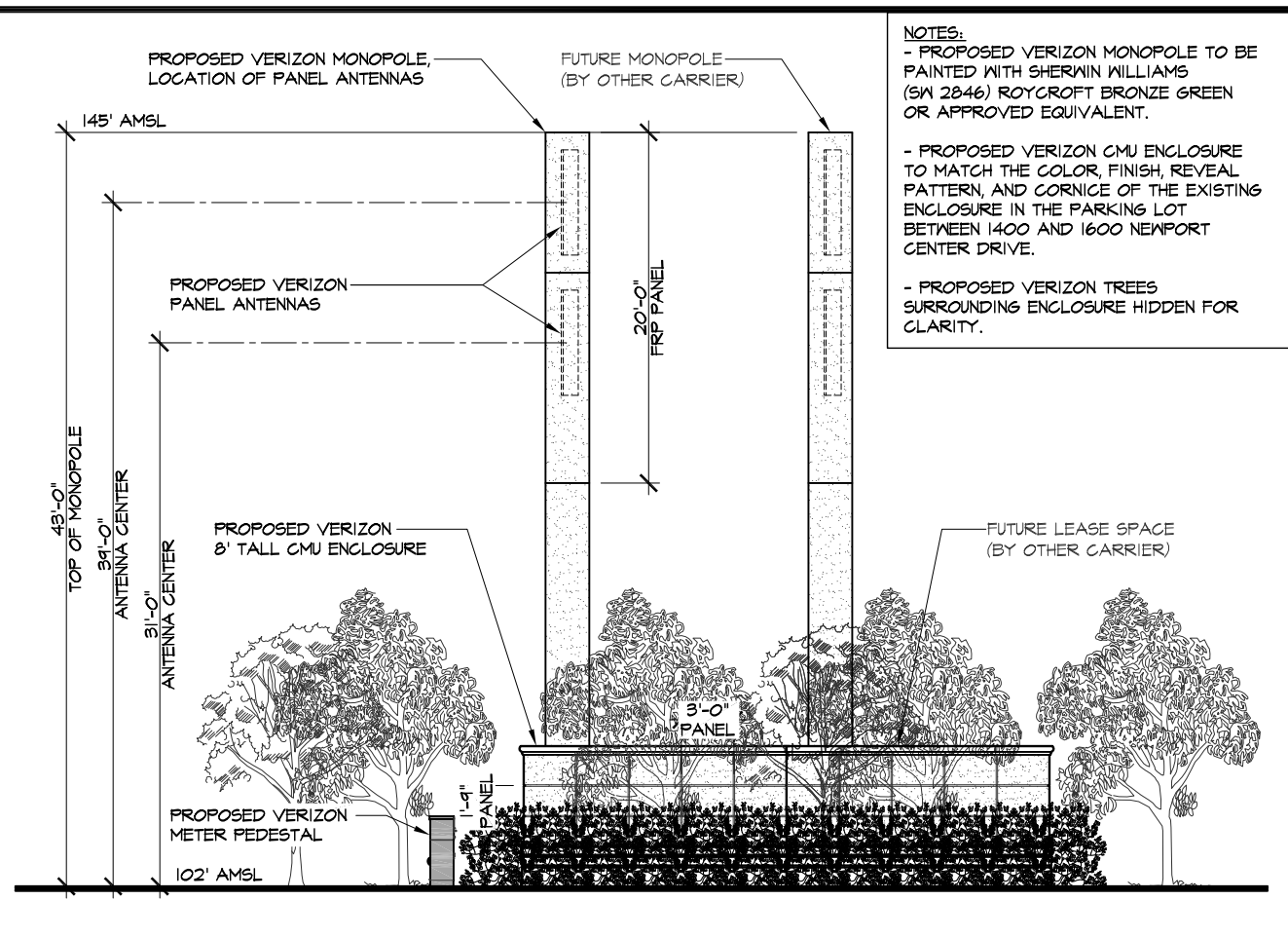


NOTE:
PROPOSED VERIZON MONOPOLE TO BE PAINTED
WITH SHERWIN WILLIAMS (SW 2846) ROYCROFT
BRONZE GREEN OR APPROVED EQUIVALENT.



SOUTH ELEVATION

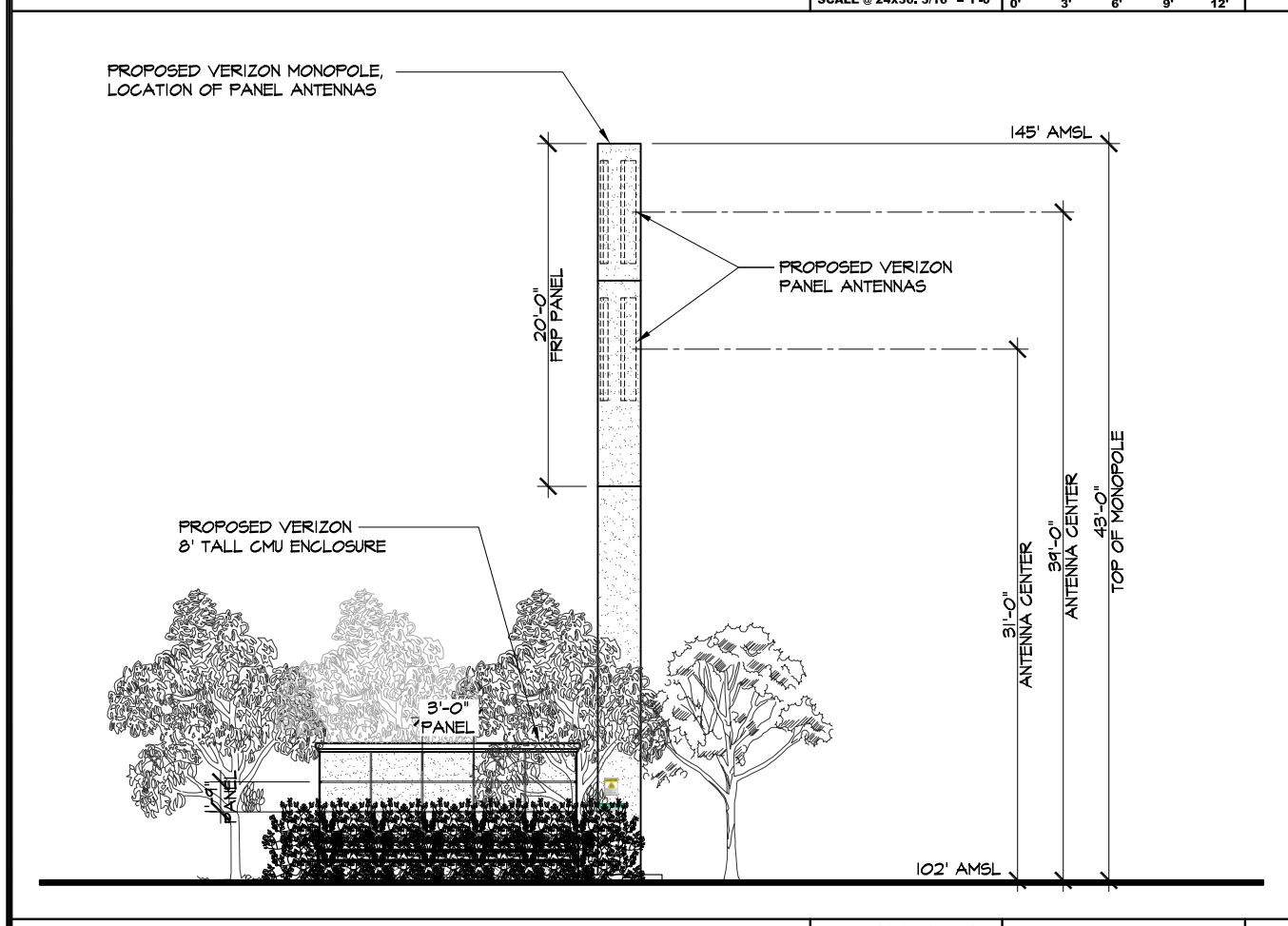
SCALE @ 11x17: 3/32" = 1'-0"
SCALE @ 24x36: 3/16" = 1'-0" 0' 3' 6' 9' 12' **3**



NORTH ELEVATION

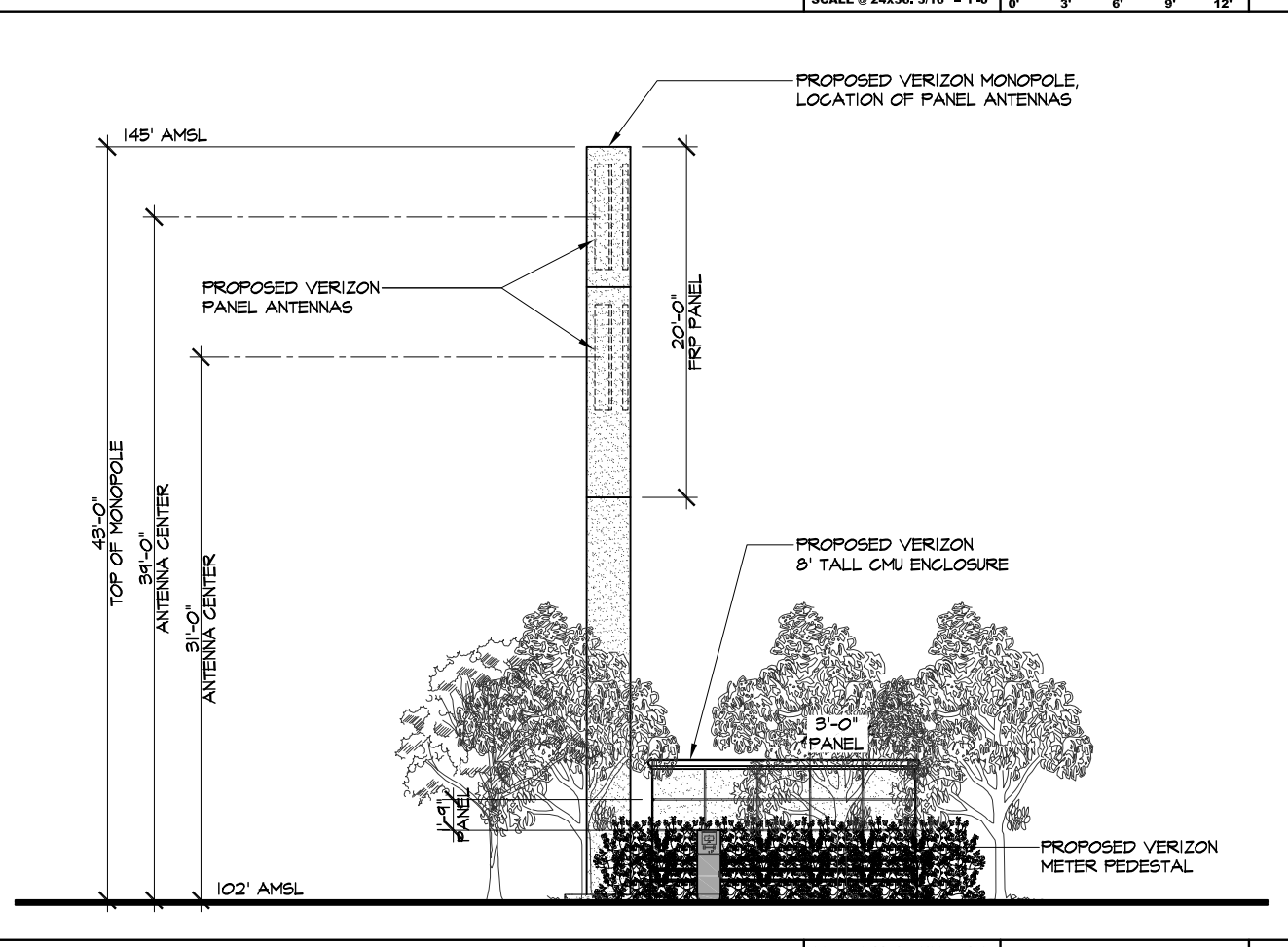
SCALE @ 11x17: 3/32" = 1'-0"
SCALE @ 24x36: 3/16" = 1'-0" 0' 3' 6' 9' 12' **1**

NOTES:
- PROPOSED VERIZON MONOPOLE TO BE PAINTED WITH SHERWIN WILLIAMS (SW 2846) ROYCROFT BRONZE GREEN OR APPROVED EQUIVALENT.
- PROPOSED VERIZON CMU ENCLOSURE TO MATCH THE COLOR, FINISH, REVEAL PATTERN, AND CORNICE OF THE EXISTING ENCLOSURE IN THE PARKING LOT BETWEEN 1400 AND 1600 NEWPORT CENTER DRIVE.
- PROPOSED VERIZON TREES SURROUNDING ENCLOSURE HIDDEN FOR CLARITY.




WEST ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"
SCALE @ 24x36: 3/16" = 1'-0" 0' 3' 6' 9' 12' **4**




EAST ELEVATION

SCALE @ 11x17: 3/32" = 1'-0"
SCALE @ 24x36: 3/16" = 1'-0" 0' 3' 6' 9' 12' **2**



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618



3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL

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3	02/15/18	REVISED	NW
4	03/01/18	FUTURE CARRIER	NW
5	03/12/18	TIC COMMENTS	NW

COAST HIGHWAY
1600 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4
48

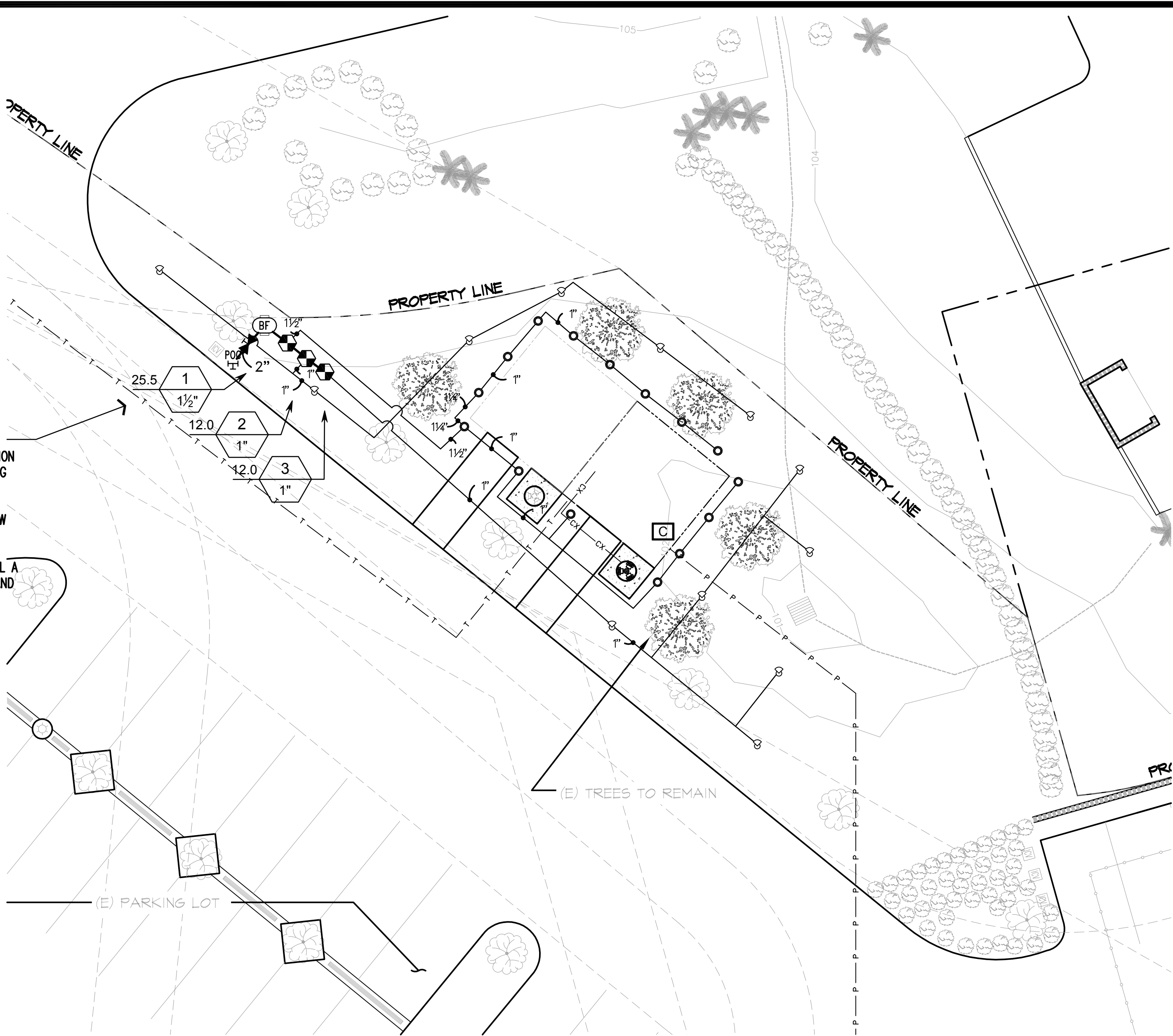
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
○	Rain Bird 1804-FRS-1800AF Flood Flood Bubbler 4.0" pop-up, with a FA-80 adapter. With pressure regulator.	15	30	
⌘ 1401 1482 1484 1488	Rain Bird RAS-B-C-SOCK Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid mesh tube. Check Valve and Sand Sock. Rain Bird bubbler option as indicated: 1401 0.25 gpm, 1402 0.5 gpm, 1404 1.0 gpm, 1408 2.0 gpm.	12	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
⌘	Rain Bird PSA Globe 1", 1-1/2", 2" Electric Remote Control Valve, Globe.	3		
⌘	Nibco T-580-S6-R-66-LL Stainless steel ball valve shut off valve	1		
BF	Febco 825YA 1" Reduced Pressure Backflow Preventer	1		
C	Rain Bird ESP4-SMTE 4 Station outdoor Smart Modular Control System for Residential and Light Commercial Use. Wall Mount, Tipping Bucket Rain Sensor that Measures Rainfall.	1		
POC 1"	Point of Connection 2" EXISTING 2" MAINLINE, VERIFY IN FIELD	1		
---	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	352.8 I.F.		
---	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.	15.9 I.F.		
Valve Callout				
#	Valve Number			
#	Valve Flow			
#"	Valve Size			

CONTRACTOR SHALL CONNECT NEW IRRIGATION MAINLINE TO EXISTING 2" MAINLINE AND RUN NEW IRRIGATION CONTROL WIRES TO EXISTING IRRIGATION CONTROLLER. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF EXISTING MAINLINE IN FIELD.

IF NO CONTROLLER IS LOCATED ON SITE CONTRACTOR SHALL INSTALL NEW CONTROLLER AS SPECIFIED AND ACCORDING TO THE DETAILS.

IF NO BACKFLOW DEVICE IS LOCATED ON SITE CONTRACTOR IS TO INSTALL A NEW BACKFLOW DEVICE AS SPECIFIED AND ACCORDING TO THE DETAILS AND CITY STANDARDS.



ANY EXISTING IRRIGATION DAMAGED AS A RESULT OF THE CONSTRUCTION OF THE CELL SITE FACILITY SHALL BE REPLACED WITH MATERIAL CONSISTENT WITH THE EXISTING IRRIGATION SYSTEM.

IRRIGATION NOTES

THE DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.

DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

THE SYSTEM IS DESIGN FOR A MINIMUM OPERATING PRESSURE OF _____ PSI. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS _____. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.

THE ACTUAL LOCATION FOR THE INSTALLATION OF BACKFLOW PREVENTOR AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT. BACKFLOW DEVICE SHALL BE INSTALLED IN SHRUB PLANTING AREA ONLY.

110 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE EQUIPMENT.

ALL QUICK COUPLERS VALVES ARE TO BE INSTALLED IN SHRUB OR GROUNDCOVER AREAS WHENEVER POSSIBLE AND WITHIN 18" OF THE HARDSCAPE. ALL QUICK COUPLER VALVE LOCATED IN TURF AREAS SHALL BE INSTALLED IN A 10" DIA. GREEN PLASTIC VALVE BOX.

ALL VALVE BOX COVERS ARE TO BE LABELED WITH 1" HEAT BRANDED LETTERS: "Q.C." FOR QUICK COUPLERS, "G.V." FOR GATE VALVES AND I.V.C. AND STATION NO. FOR CONTROL VALVES.

CONTRACTOR TO INSTALL AN APPROVED ANTI-DRAINAGE DEVICES FOR ALL LOW HEADS TO PREVENT LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.

ALL SPRAY HEADS ARE TO BE INSTALLED AS POP-UPS AS SPECIFIED IN THE LEGEND, UNLESS OTHERWISE NOTED.

INSTALL ALL SPRAY HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE OF RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING WATER ON BUILDINGS AND HARDSCAPE. ADJUST ALL VALVES FLOW CONTROLS TO PROVIDE OPTIMUM PERFORMANCE.

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE LANDSCAPE ARCHITECT TO BE SCHEDULED AT THE FOLLOWING STAGES OF INSTALLATION:

1. PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES.
2. COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION.
3. FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK PER THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE TO THE OWNER, UPON THE COMPLETION OF THE JOB, A SET OF REPRODUCIBLE AS-BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTIED FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



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ISSUED FOR: PERMIT SUBMITTAL
ISSUE DATE: 12/23/2014
PROJECT No. FA140101
DRAWN BY: MP CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	12/23/14	PERMIT SUBMITTAL	NW

COAST HIGHWAY
1600 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

L-1

SCALE @ 11x17: 1" = 20'-0"
SCALE @ 24x36: 1" = 10'-0"
0' 5' 10' 20'

1

<u>TREES</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>QTY</u>
	Ficus rubiginosa / Rustyleaf Fig	36"box		6
	Pinus halepensis / Aleppo Pine	36"box	12-15' H	6
<u>SHRUBS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>FIELD3</u>	<u>QTY</u>
	Rhaphiolepis indica / Indian Hawthorn	5 gal		28

WEED CONTROL

THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM, KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUND COVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

1. KILL & REMOVE ALL EXISTING WEEDS.
2. IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS.
3. KILL & REMOVE ALL NEWLY GERMINATED WEEDS.
4. REPEAT STEPS 2 AND 3.
5. PLANT OR HYDROSEED GROUND COVER.
6. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING OR HYDROSEED GERMINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

1. FOR TURF AND GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL, TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA. 6 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT SUCH AS REDWOOD OR FIR SAWDUST. 19LBS. 12-12-12 COMMERCIAL FERTILIZER. 120 LBS. AGRICULTURAL GYPSUM.
2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES

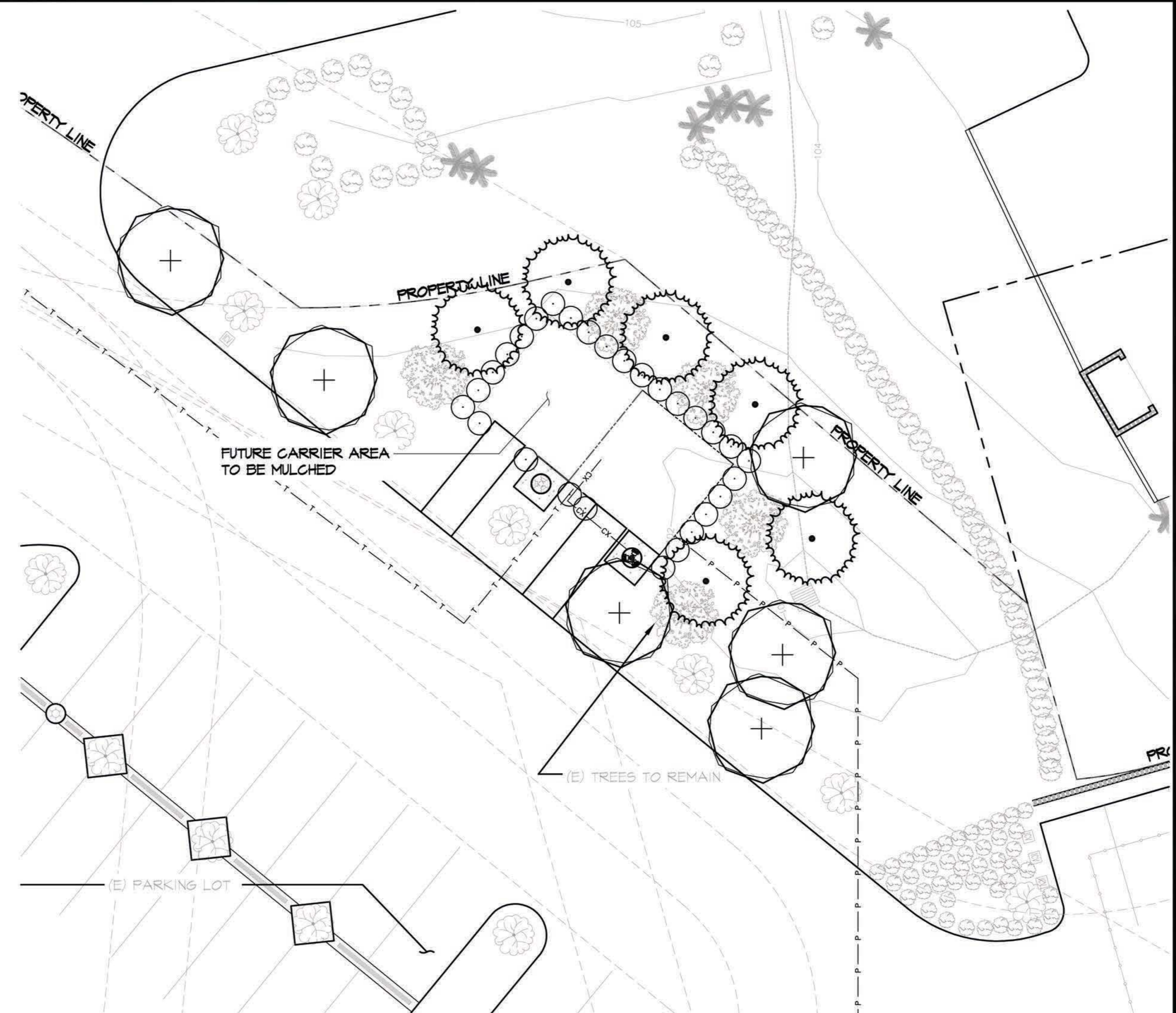
6 PARTS BY VOLUME ON SITE SOIL.
4 PARTS BY VOLUME ORGANIC AMENDMENT.
1 LB. 12-12-12 COMMERCIAL FERTILIZER PER CUBIC YARD.
1 LB. IRON SULFATE PER CU. YD. OF MIX.
3. PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS:

1-21 GRAM AGRIFORM FERTILIZER PER 1/2" TREE CALIPER FOR ALL BOX SIZED TREE NEXT TO ROOT BALL.
1-21 GRAM AGRIFORM FERTILIZER TABLET PER 1 GALLON STOCK
3-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK
4-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK
1-5 GRAM AGRIFORM PLANT TABLET FOR EACH GROUNDCOVER HOLE
4. ALL PALM PLANTS TO BE PLANTED WITH 100% CLEAN PLAYERSAND. REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.

ALL SHRUBS AND GROUND COVER AREAS ARE TO BE TOP DRESSED WITH 2" THICK LAYER OF SHREDDED TREE BARK.

THE CONTRACTOR SHALL INSTALL CONCRETE MOWSTRIPS (REFER TO PLAN & DETAILS FOR SPECIFICATIONS) FOR ALL SHRUB AND/OR GROUND COVER AREAS ADJACENT TO TURF AS SHOWN ON THE PLANS.

ALL NURSERY STAKES AND/OR TRELLISES SHALL BE REMOVED. PLANTS BRANCHES ARE TO BE CAREFULLY SPREAD AND ATTACHED TO WALLS OR FENCES WITH AN APPROVED FASTENER AND TWIST TIE.



ALL EXISTING TREES AND SHRUBS SHALL REMAIN AND PROTECTED IN PLACE UNLESS OTHERWISE SPECIFIED TO BE REMOVED AND/OR RELOCATED.

ANY EXISTING PLANTING DAMAGED AS A RESULT OF THE CONSTRUCTION OF THE CELL SITE FACILITY SHALL BE REPLACED WITH MATERIAL OF LIKE KIND AND SIZE.



SCALE @ 11x17: 1" = 20'-0"
SCALE @ 24x36: 1" = 10'-0"

1



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SUBMITTALS

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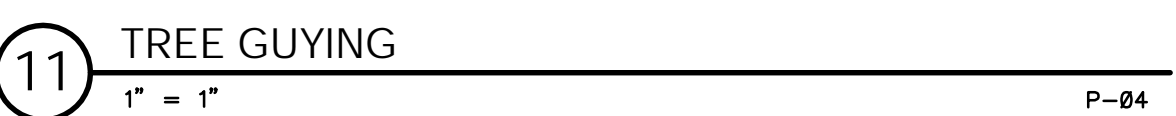
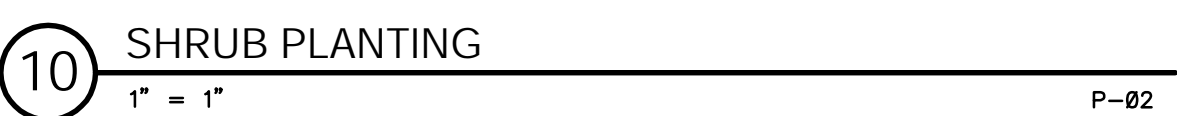
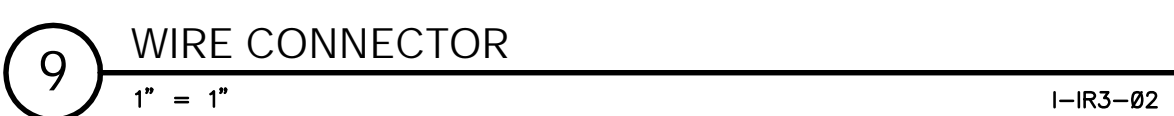
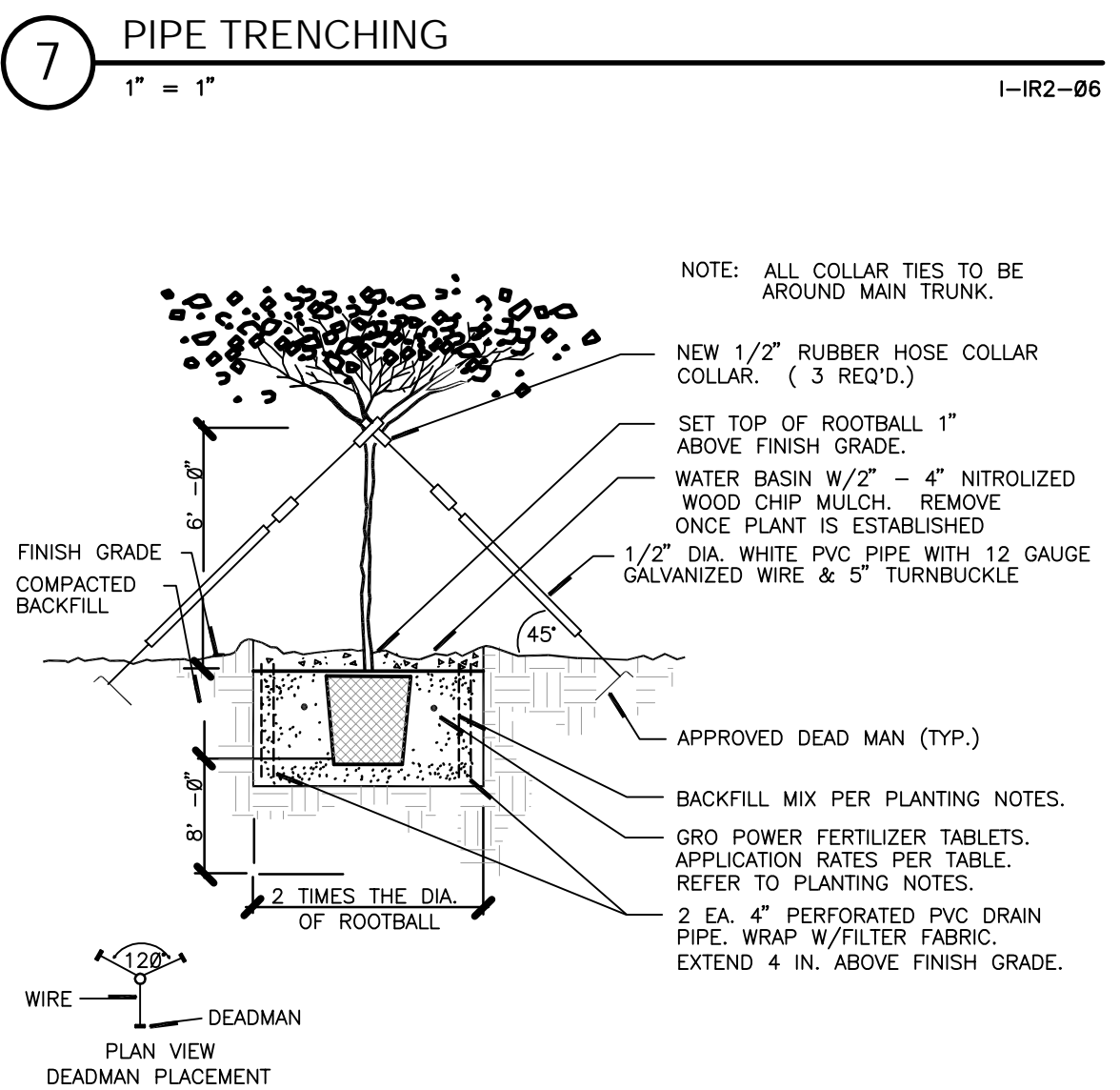
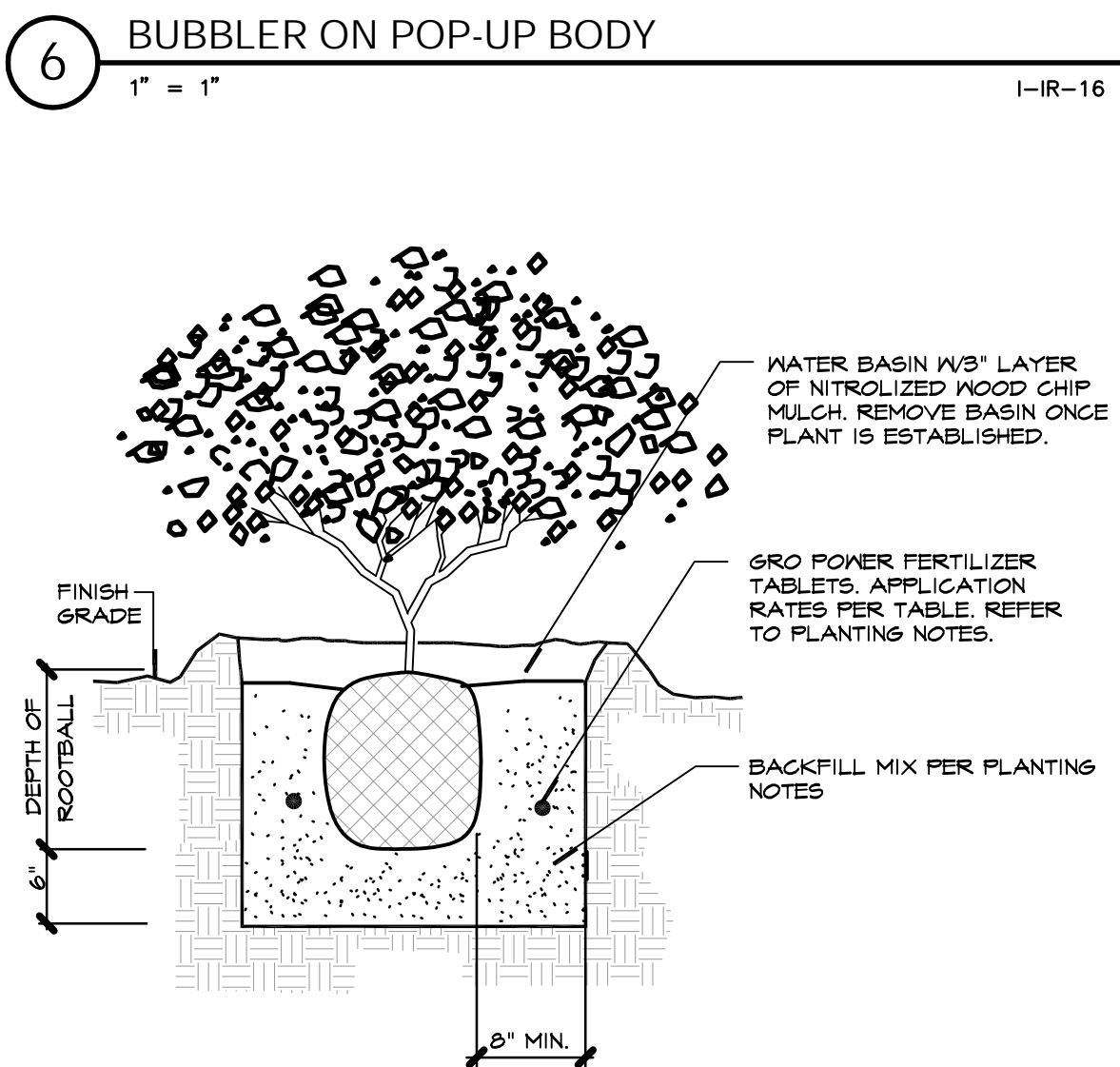
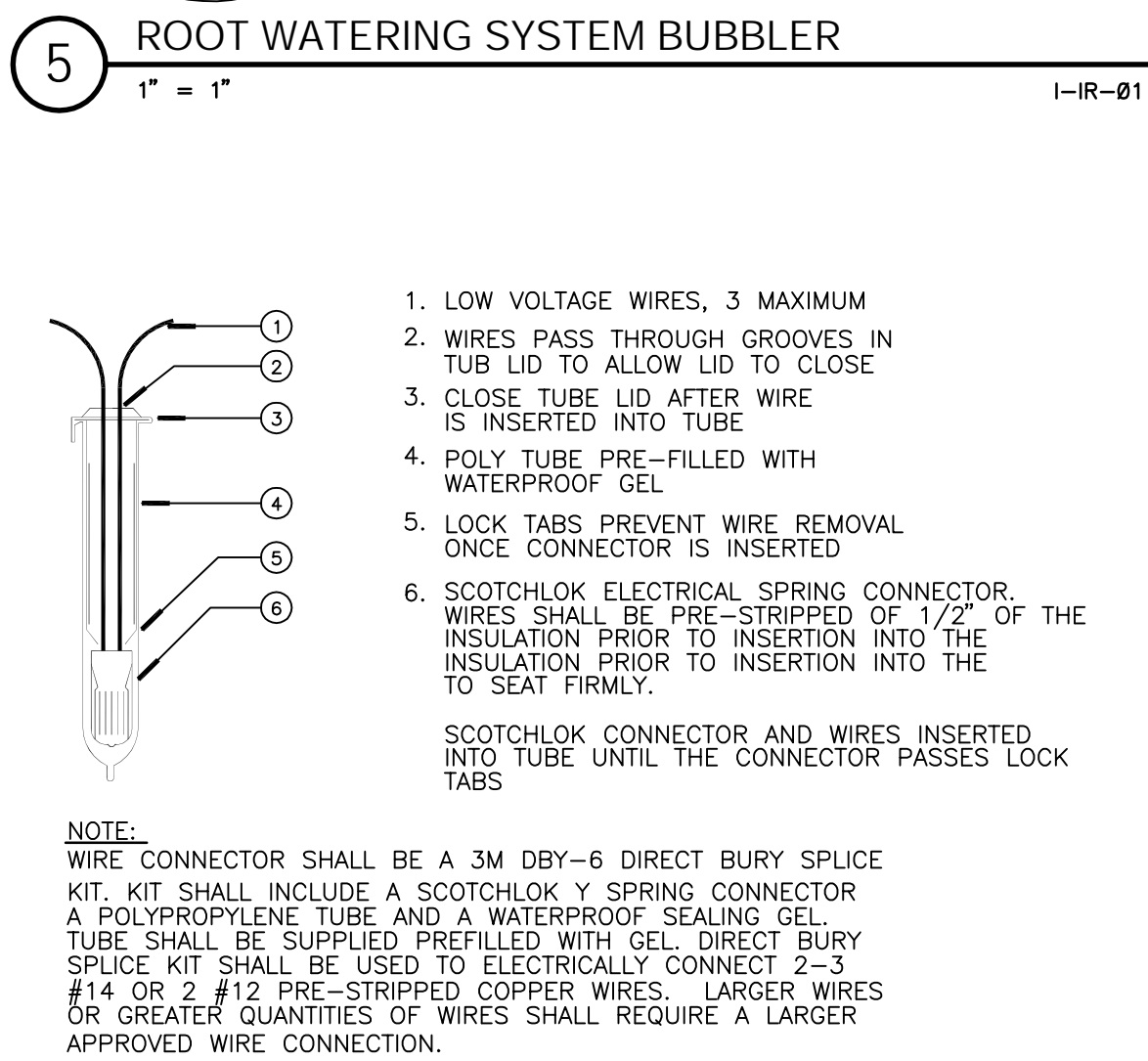
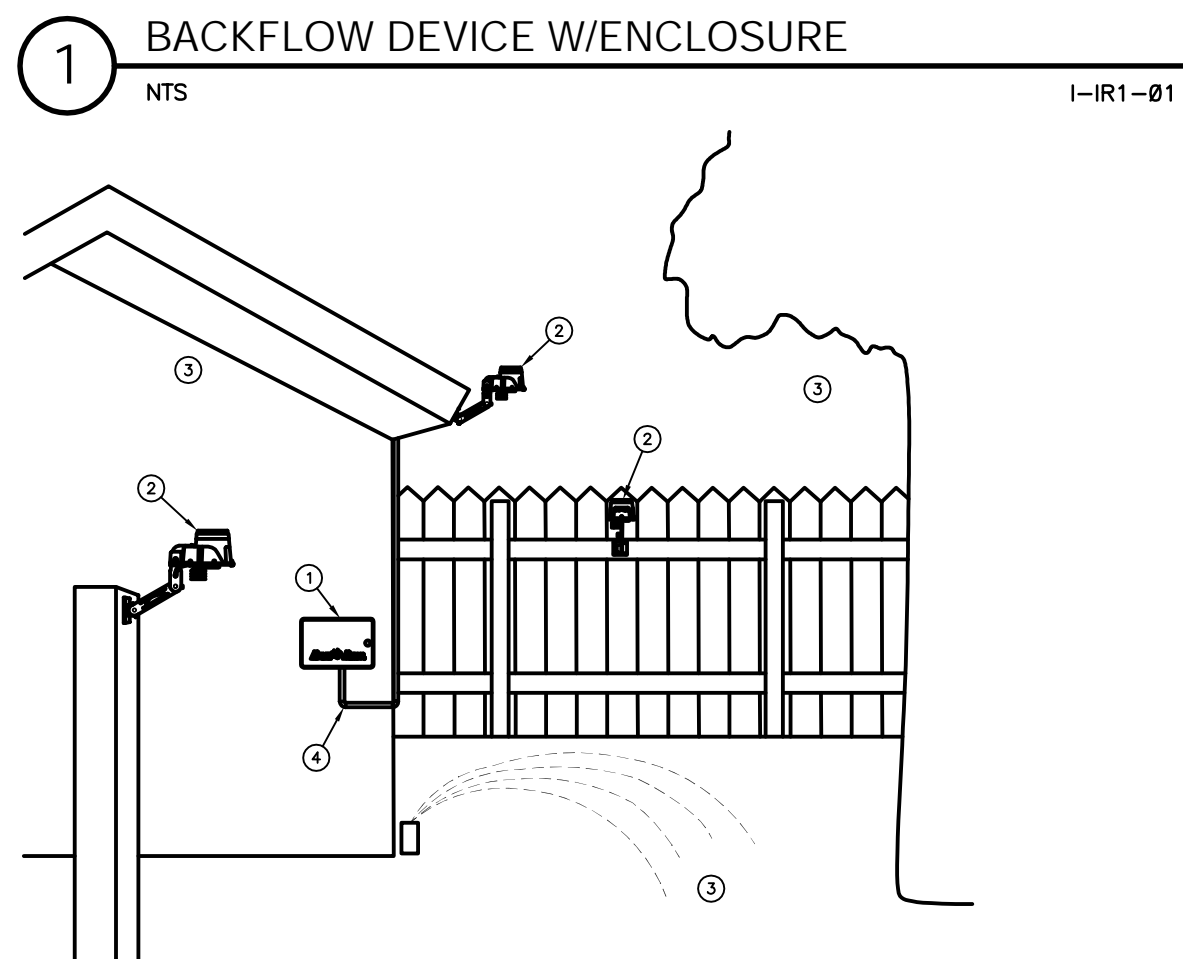
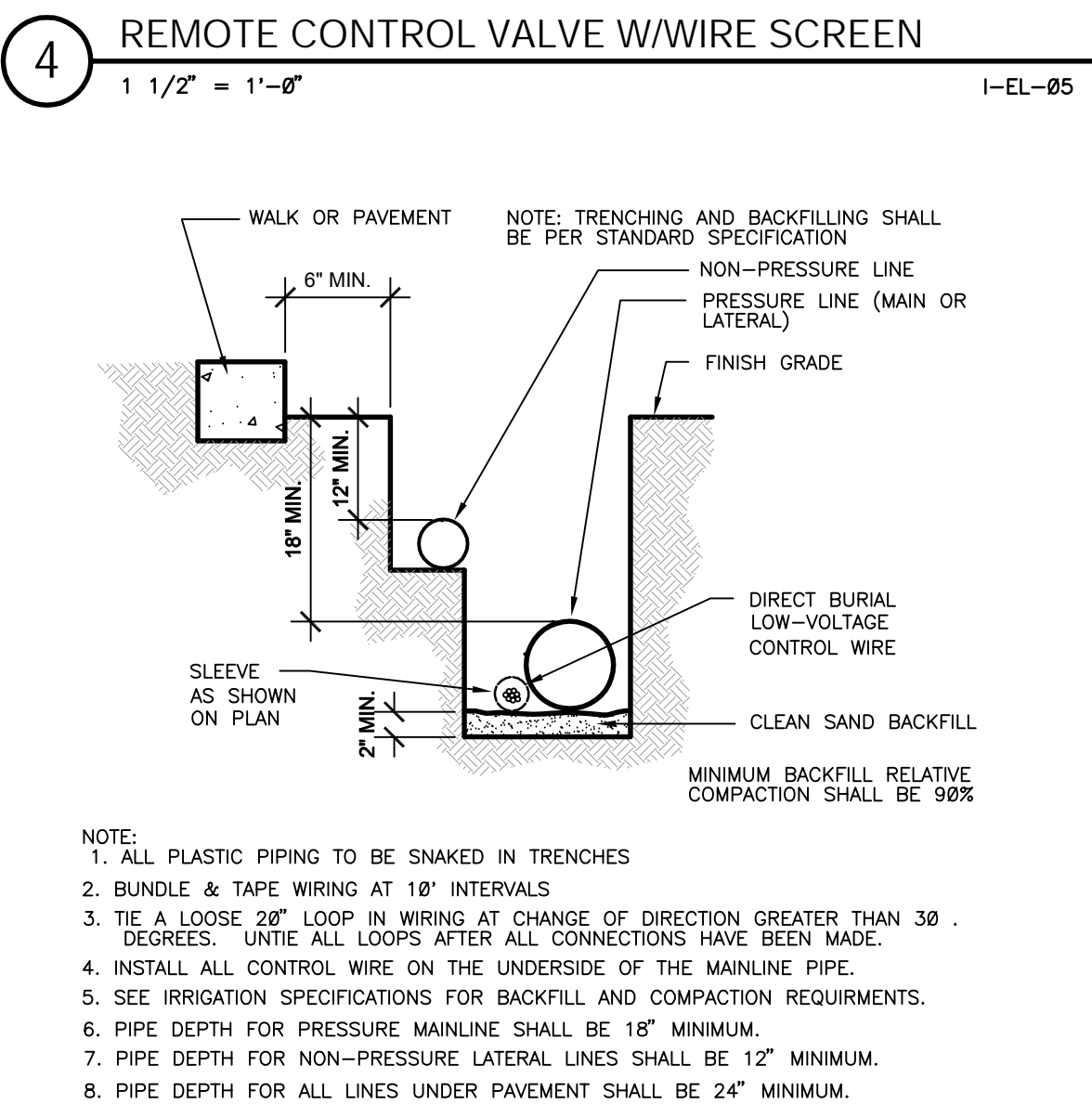
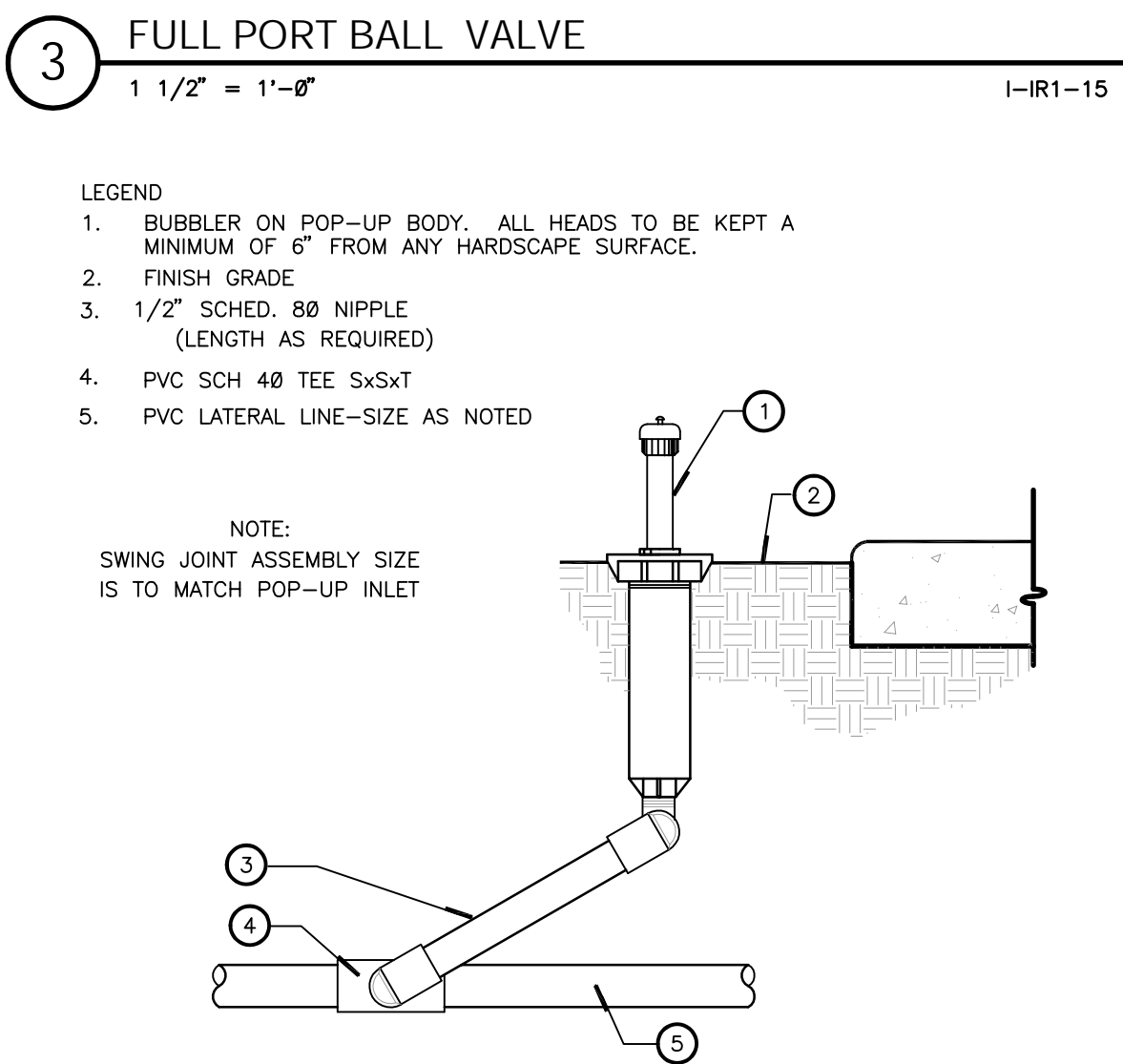
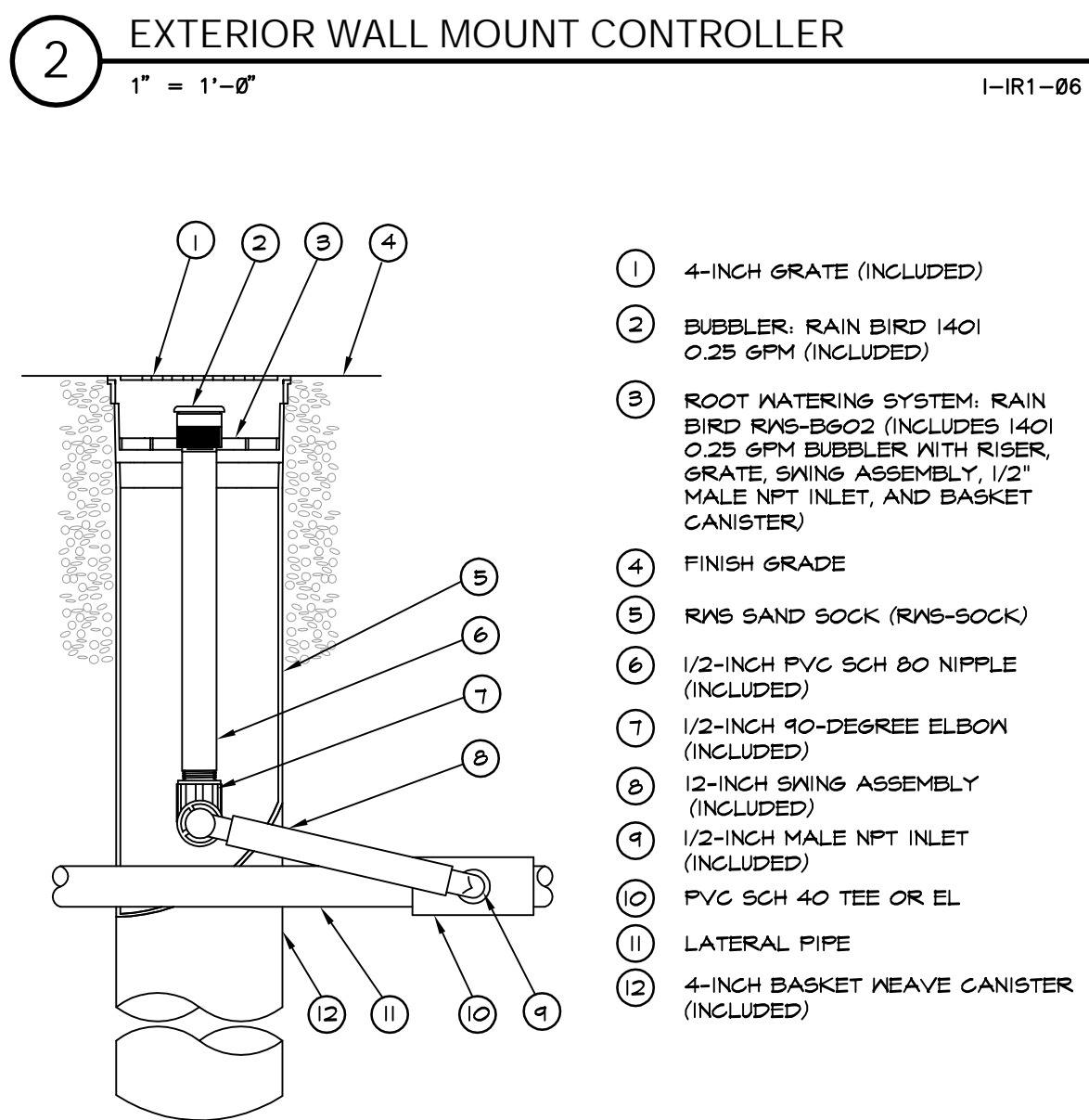
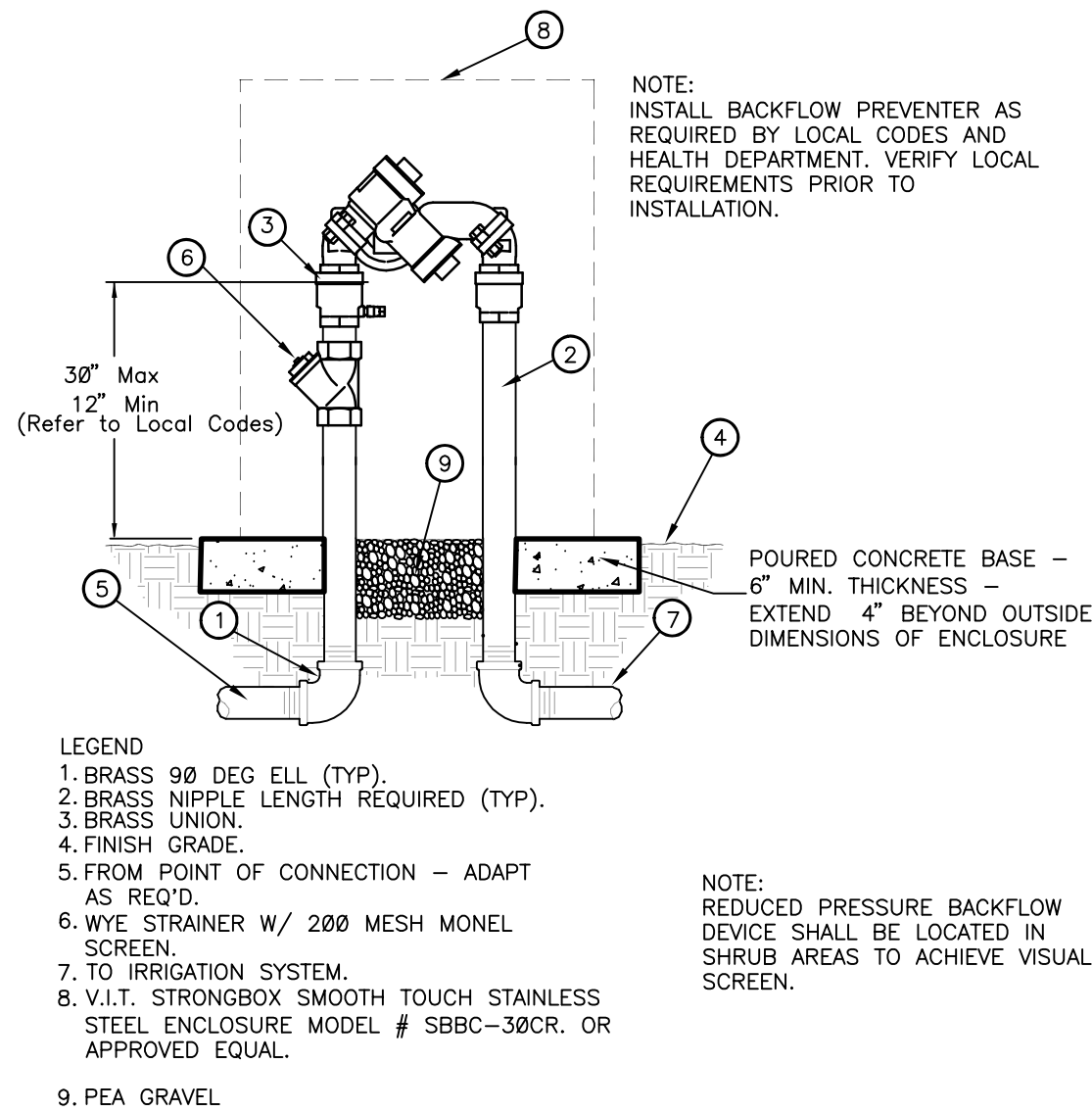
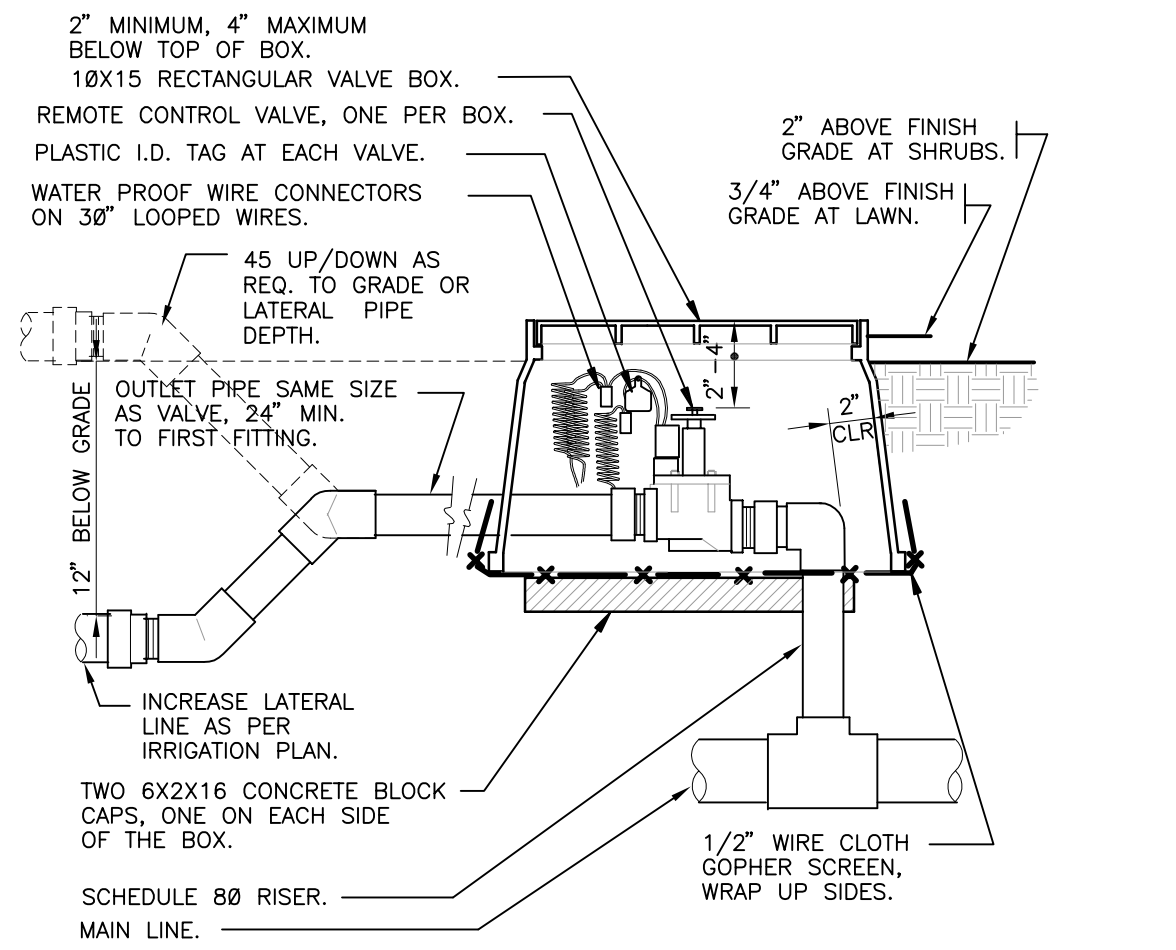
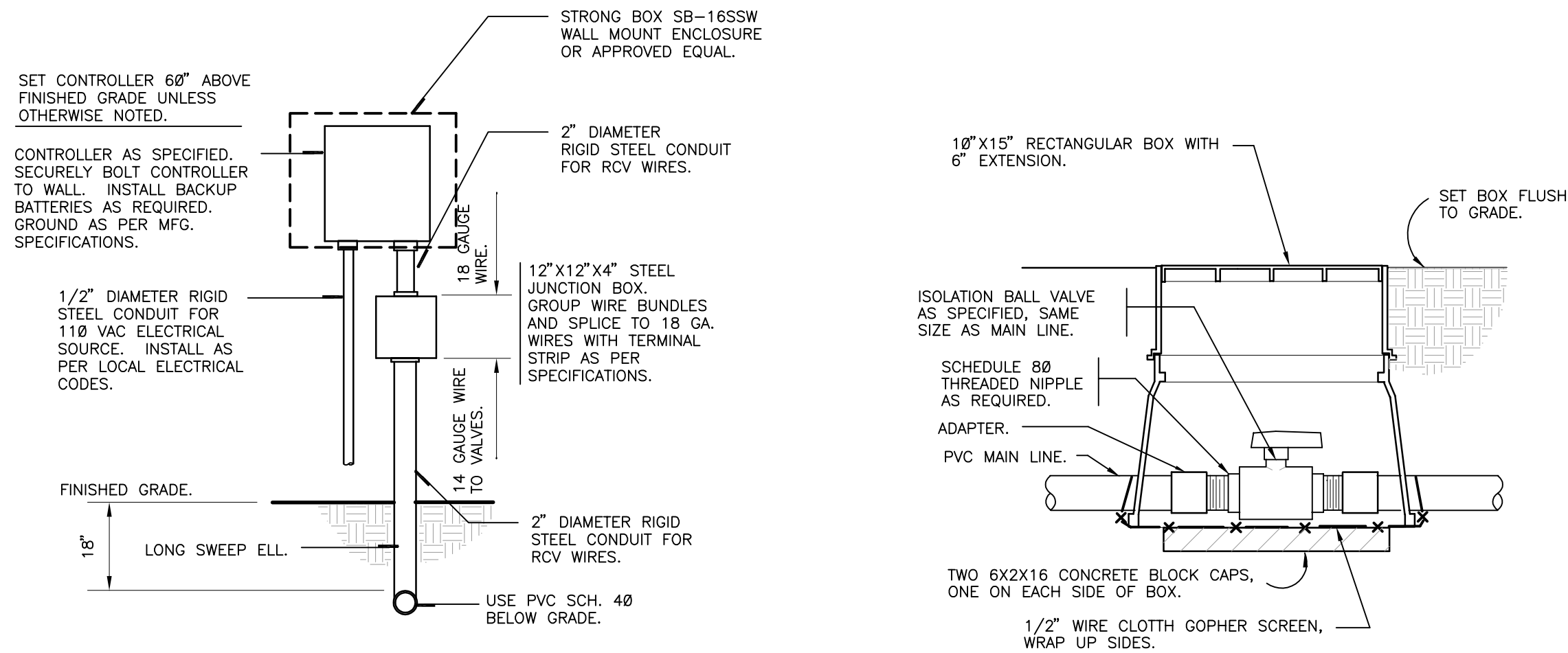
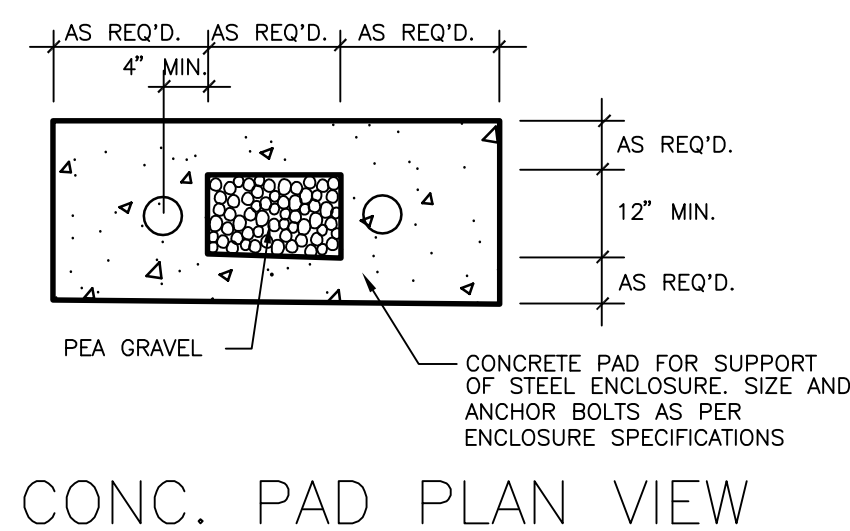
COAST HIGHWAY
1600 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L-2



15505 SAND CANYON AVE.
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COAST HIGHWAY
1600 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

SHEET TITLE
DETAILS

SHEET NUMBER
L-3

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EXISTING



Coast Highway
1600 Newport Center Drive
Newport Beach, CA 92660



Proposed Verizon and AT&T antennas mounted within proposed
slimline poles

Proposed equipment shelters with proposed
surrounding landscaping
(shown approx. size at planting)



These simulations are intended for graphical purposes only and not intended
to be part of or to replace the information provided on the construction drawings

PROPOSED

EXISTING



Coast Highway
1600 Newport Center Drive
Newport Beach, CA 92660



Proposed Verizon and AT&T antennas mounted within proposed
slimline poles

Proposed equipment shelters with proposed
surrounding landscaping
(shown at approx. 5 yr growth)



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EXISTING

Coast Highway
1600 Newport Center Drive
Newport Beach, CA 92660



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PROPOSED

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Coast Highway
1600 Newport Center Drive
Newport Beach, CA 92660



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PROPOSED

5/2/2018

Photosimulation of proposed telecommunications site: View from East

Attachment No. PC 4

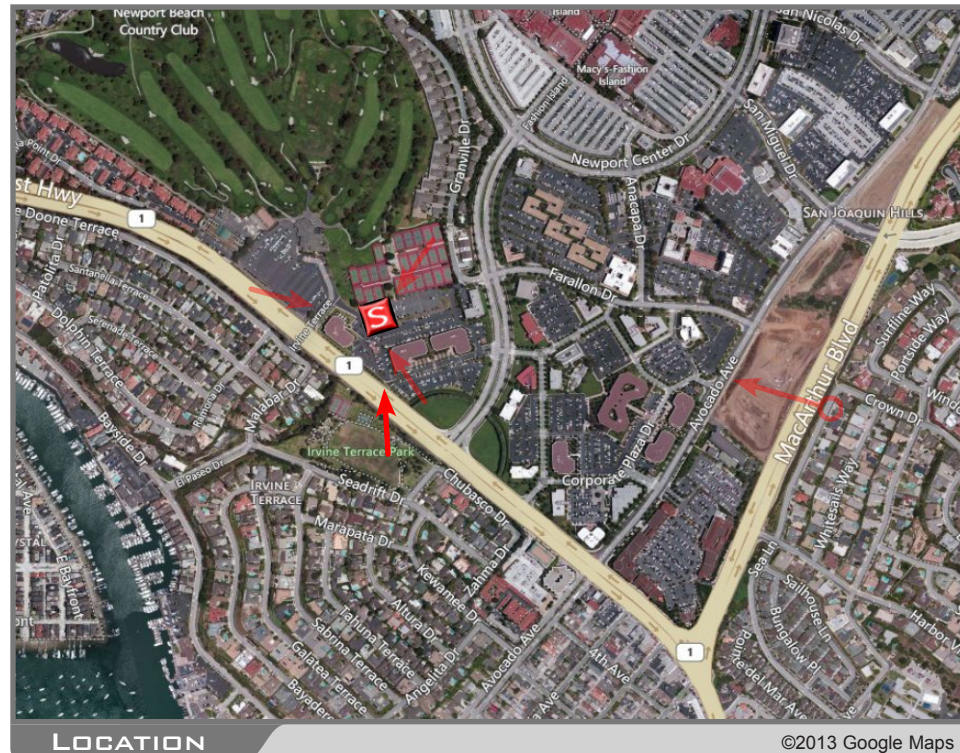
Standard View Simulations

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1600 NEWPORT CENTER DRIVE NEWPORT BEACH CA

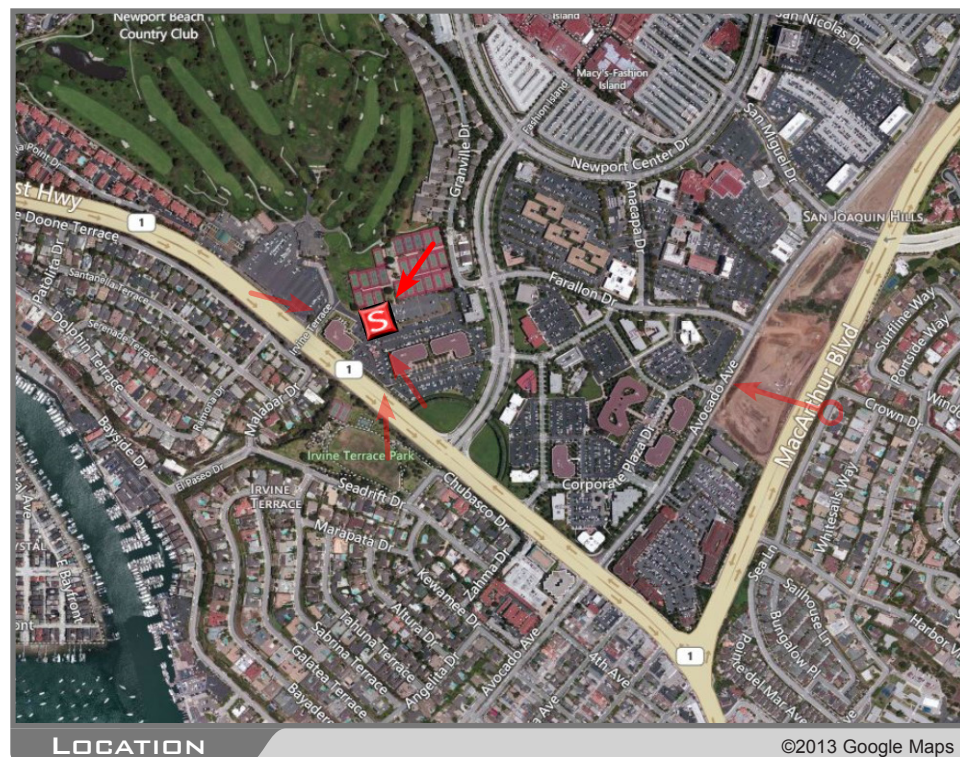
VIEW 1





1600 NEWPORT CENTER DRIVE NEWPORT BEACH CA

VIEW 2



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

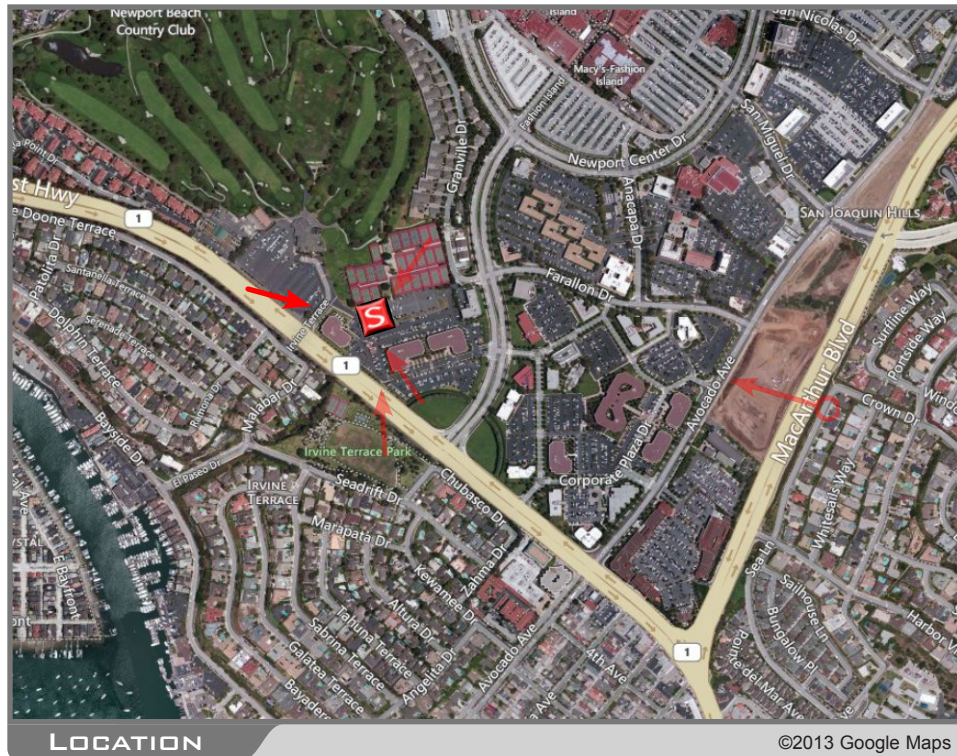
LOOKING SOUTHWEST FROM TENNIS CLUB ENTRANCE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



1600 NEWPORT CENTER DRIVE NEWPORT BEACH CA

VIEW 3



LOCATION

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EXISTING



PROPOSED

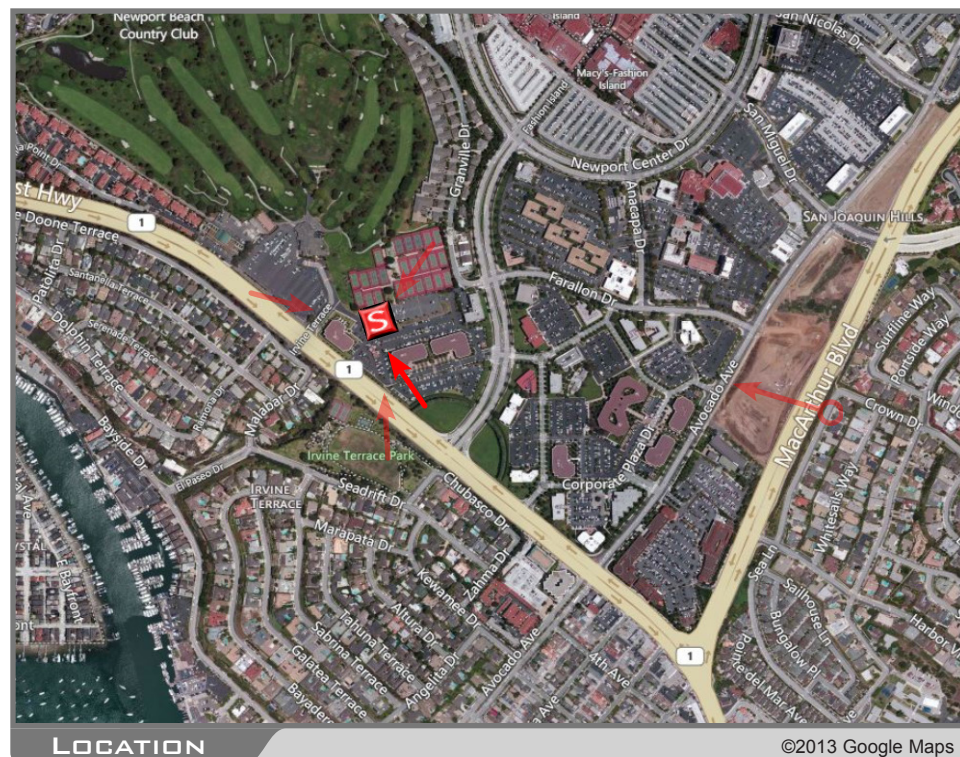
LOOKING SOUTHEAST FROM CLUBHOUSE DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



1600 NEWPORT CENTER DRIVE NEWPORT BEACH CA

VIEW 4

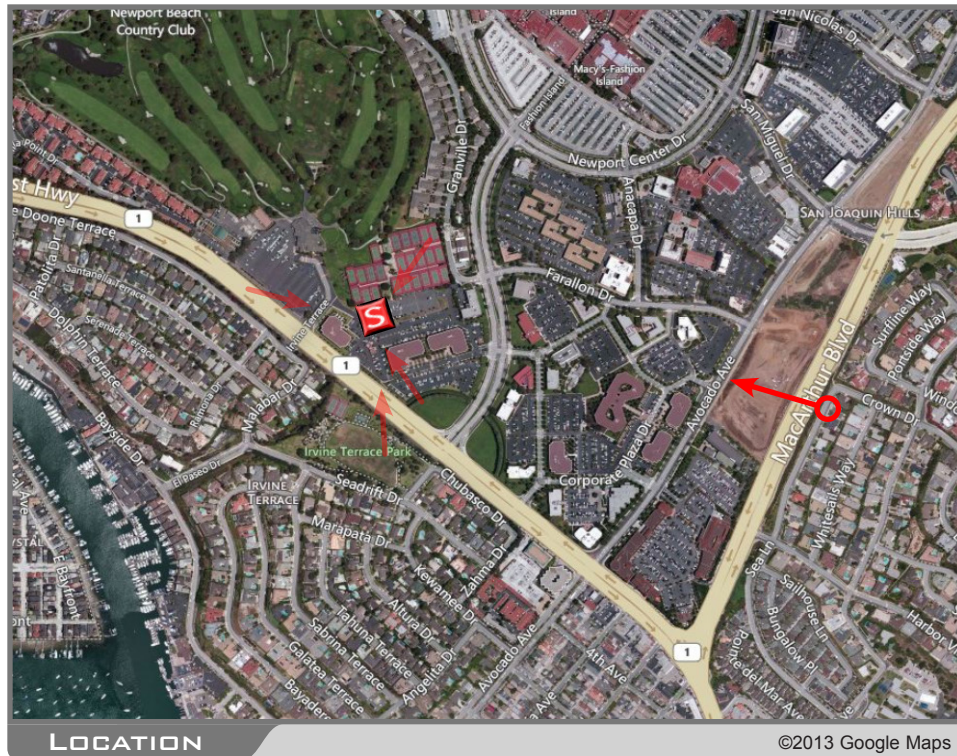


ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



1600 NEWPORT CENTER DRIVE NEWPORT BEACH CA

VIEW 5



LOCATION

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EXISTING



PROPOSED

LOOKING NORTHWEST FROM SEA LANE

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Attachment No. PC 5

Coastal View Simulations

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at&t

OC0392 Newport Center

1600 Newport Center Drive, Newport Beach, CA 92660



Viewpoint A (Newport Center Drive)

View 1 – Looking southwest
View 2 – Looking northwest

Viewpoint B (Irvine Terrace Park)

View 1 – Looking southwest
View 2 – Looking north

Viewpoint C (Back Bay View Park)

View 1 – Looking southeast
View 2 – Looking northwest

Viewpoint D (Jamboree Road)

View 1 – Looking southeast
View 2 – Looking west



OC0392 Newport Center

1600 Newport Center Drive, Newport Beach, CA 92660



Proposed Slimline Poles



Viewpoint A - View 1 - Looking southwest from Newport Center Drive

Back Bay Beyond Horizon



Viewpoint A - View 2 - Looking northwest from Newport Center Drive



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OC0392 Newport Center

1600 Newport Center Drive, Newport Beach, CA 92660



Viewpoint B – View 1 – Looking southwest from Irvine Terrace Park



Approximate Project Location

Back Bay Beyond Horizon

Viewpoint B – View 2 – Looking north from Irvine Terrace Park



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OC0392 Newport Center

1600 Newport Center Drive, Newport Beach, CA 92660



Project Location Beyond



Viewpoint C – View 1 – Looking southeast from Back Bay View Park



Viewpoint C – View 2 – Looking northwest from Back Bay View Park



OC0392 Newport Center

1600 Newport Center Drive, Newport Beach, CA 92660



Project Location Beyond

Viewpoint D – View 1 – Looking southeast from Jamboree Road

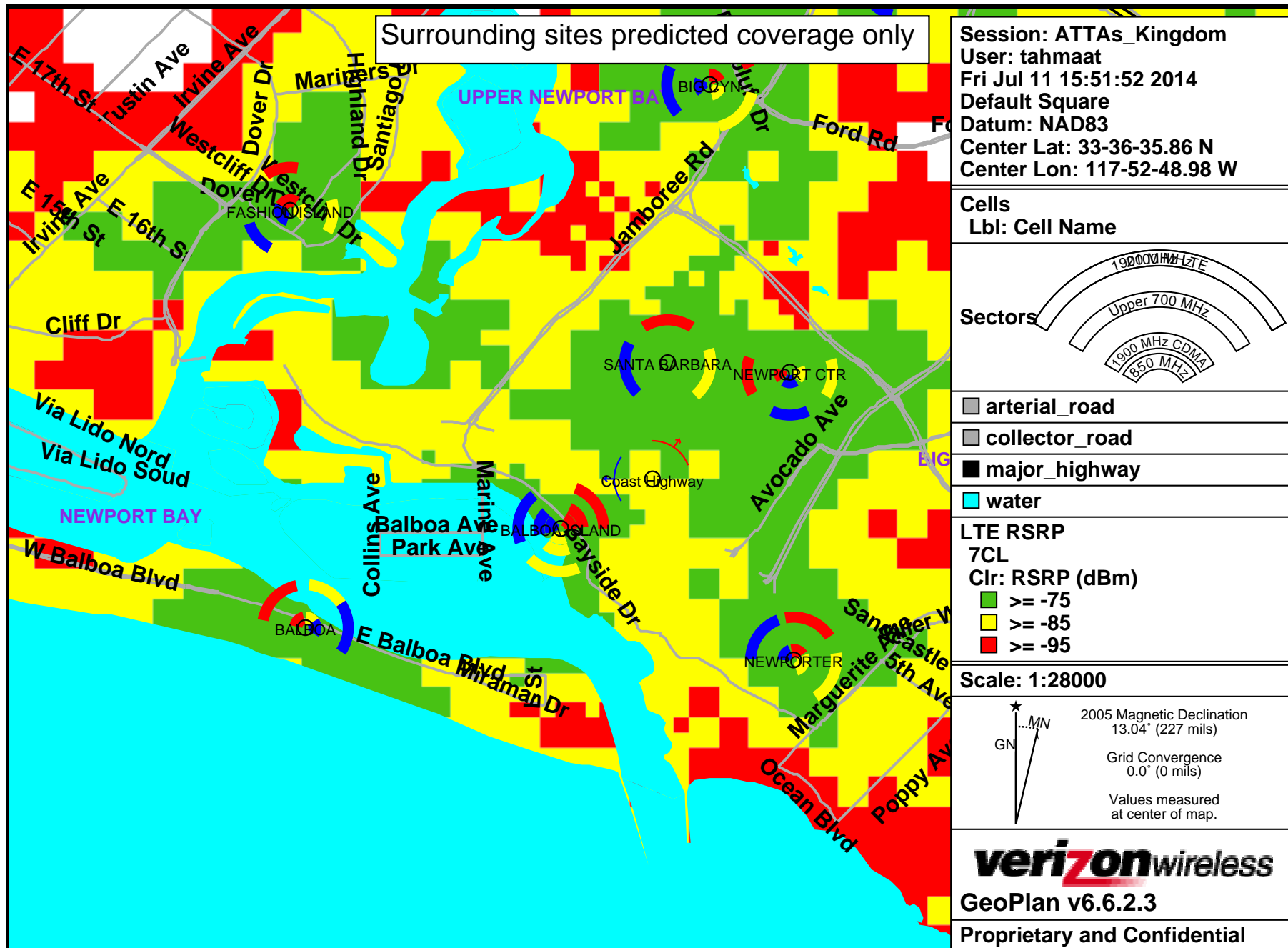


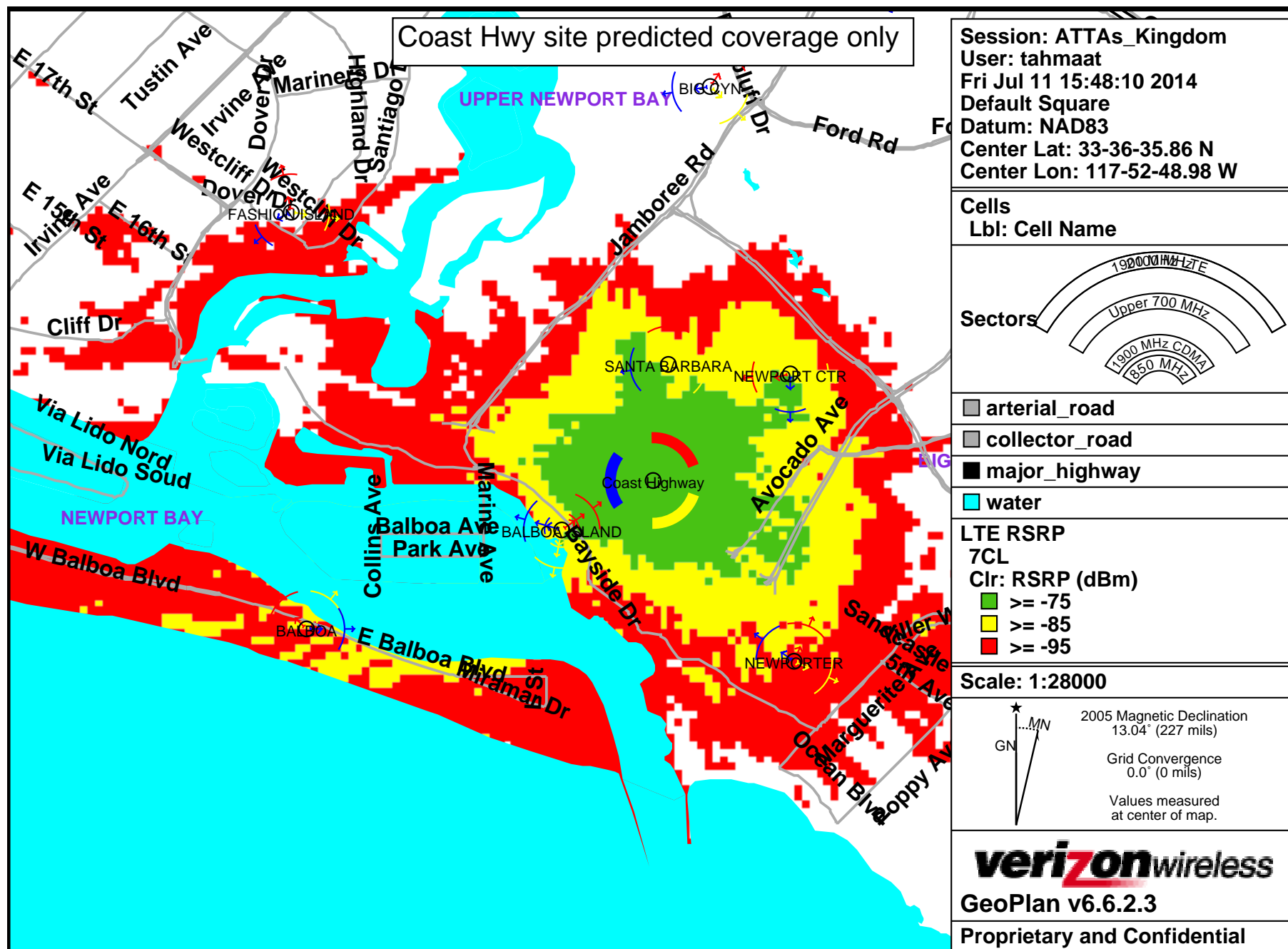
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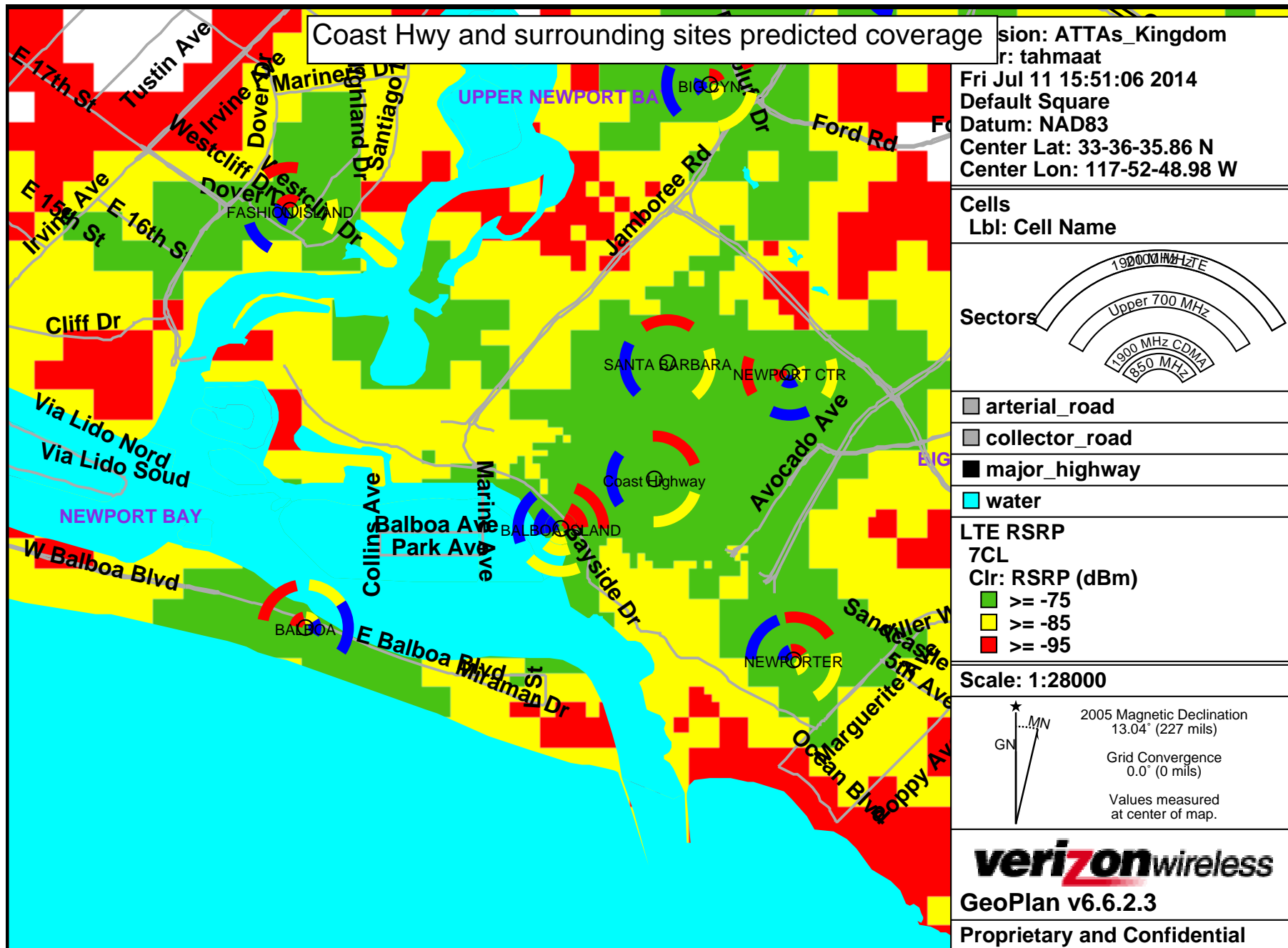
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RF Coverage Maps

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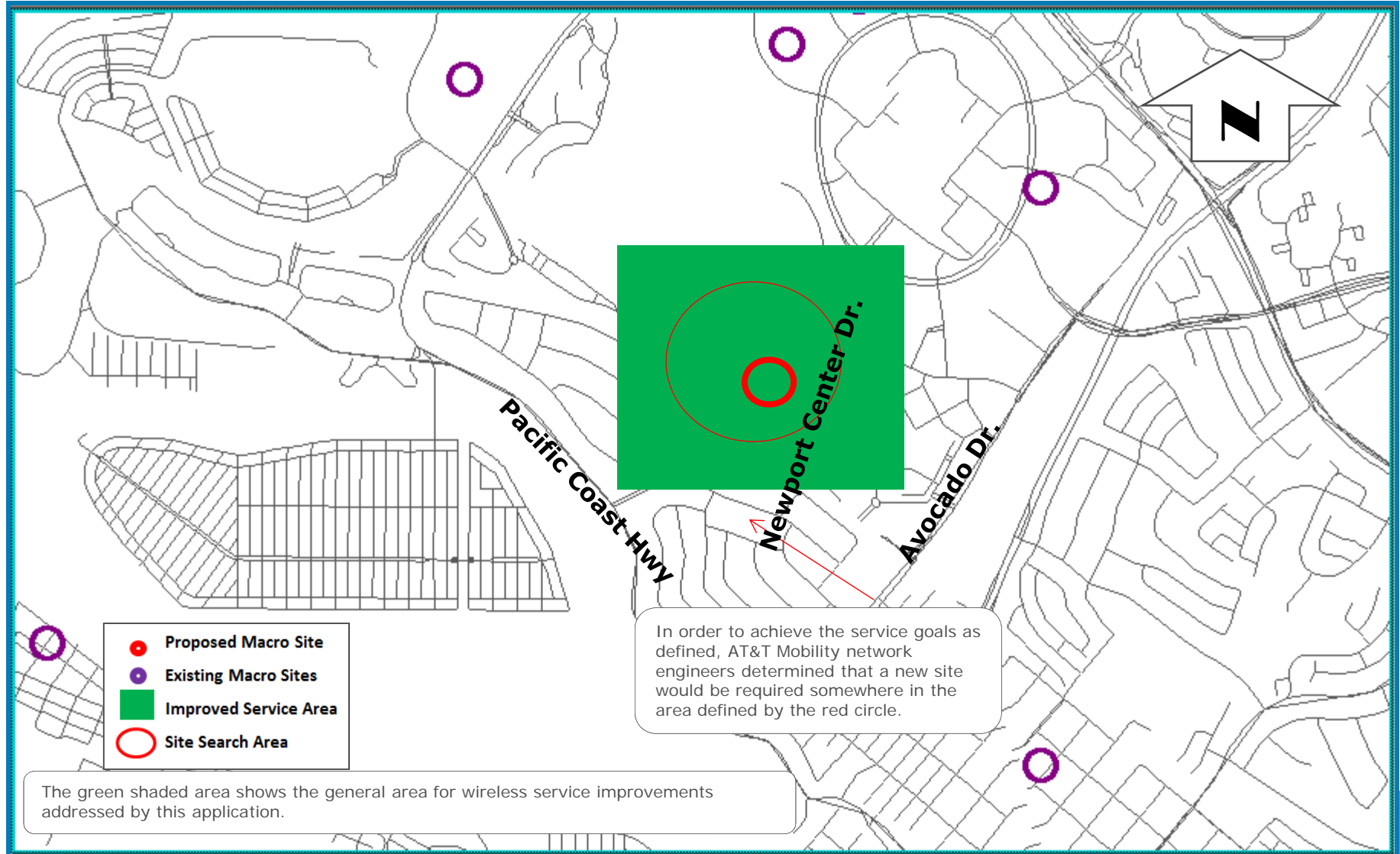




Service Improvement Objective (OC0392)

1600 Newport Center Drive, Newport Beach, CA 92660

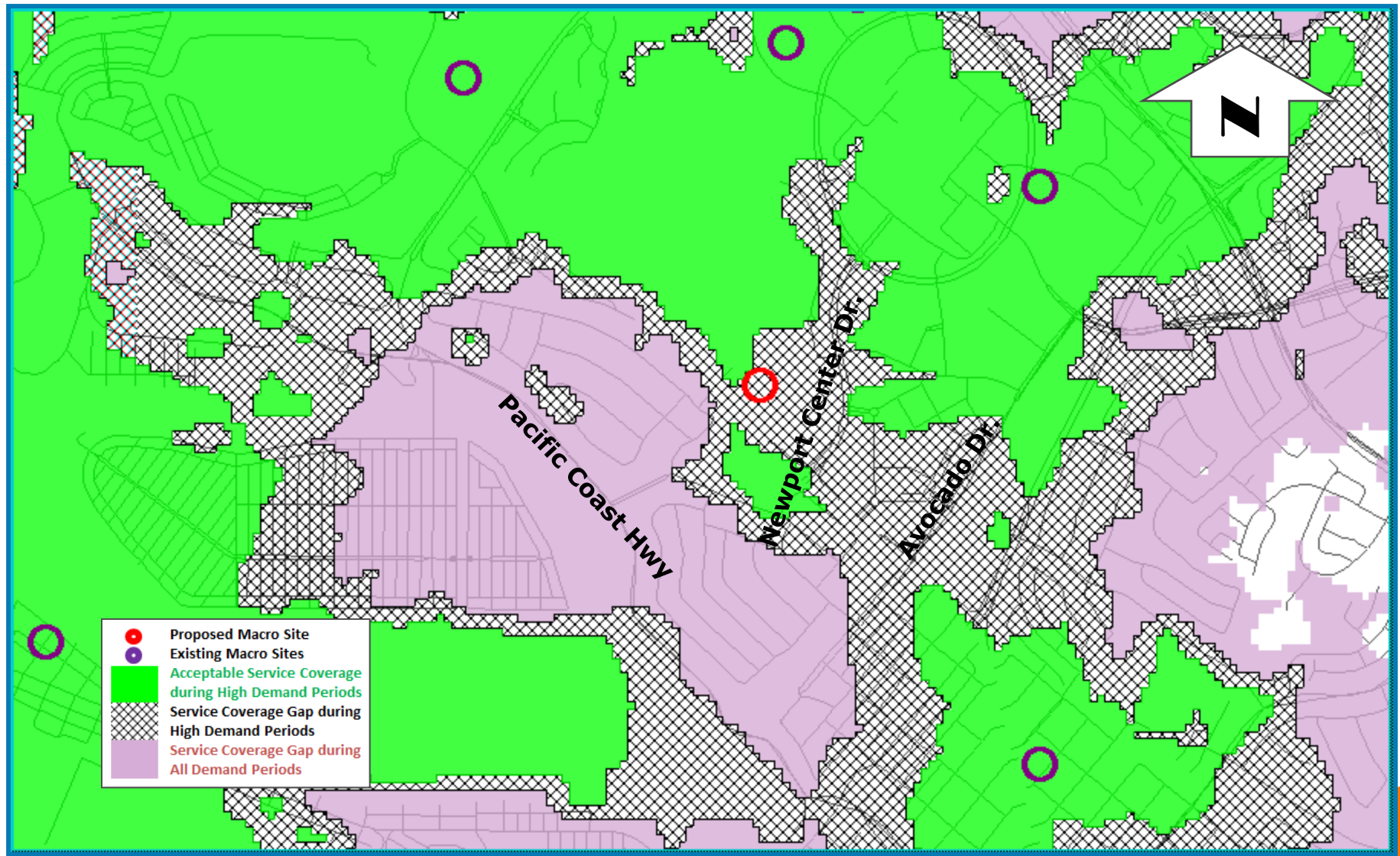
Also Offload traffic from adjacent sites.



October 17, 2013



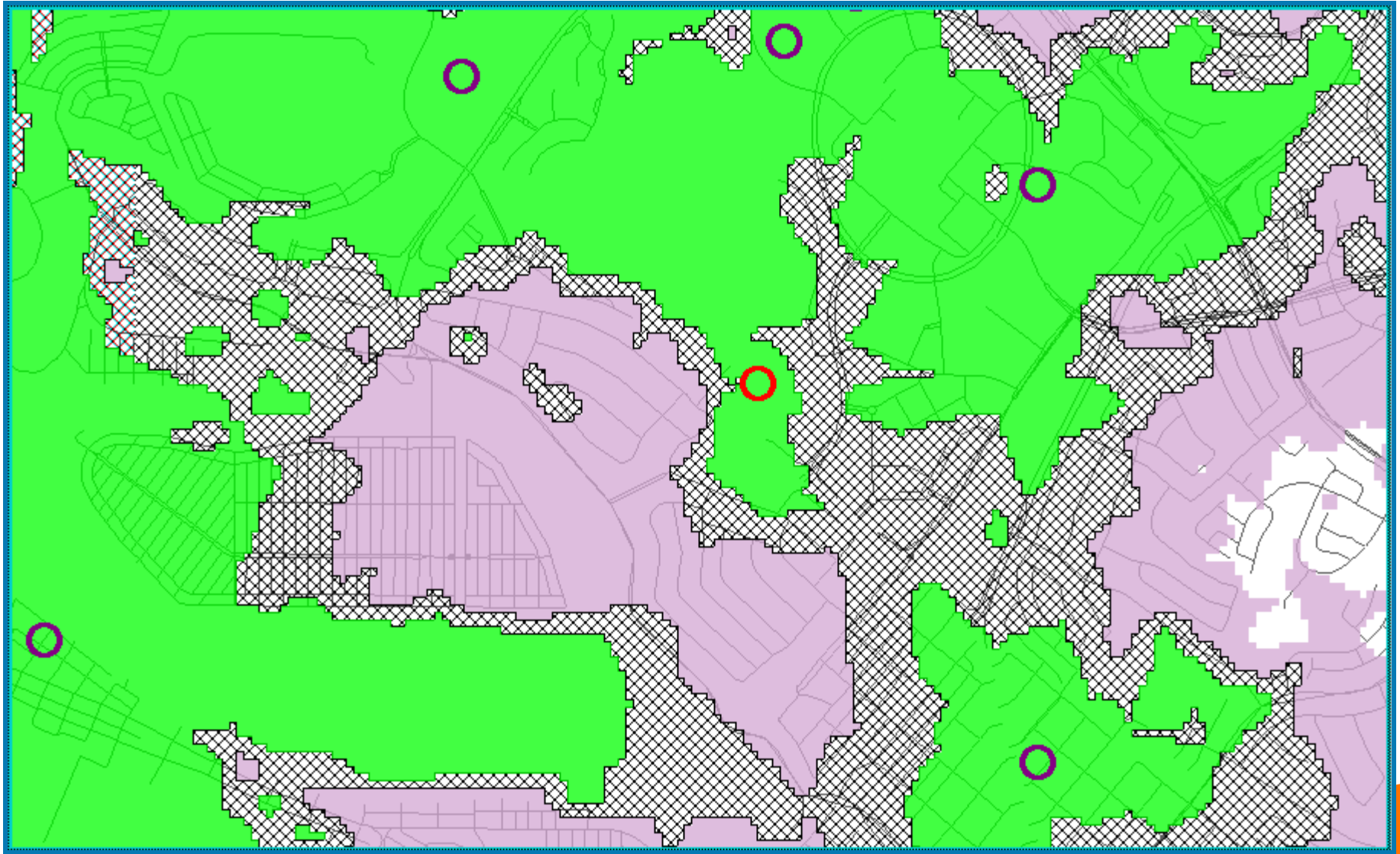
Exhibit - 1600 Newport Center Drive, Newport Beach, CA 92660(OC0392)
UMTS Service Area BEFORE site is constructed



October 17, 2013



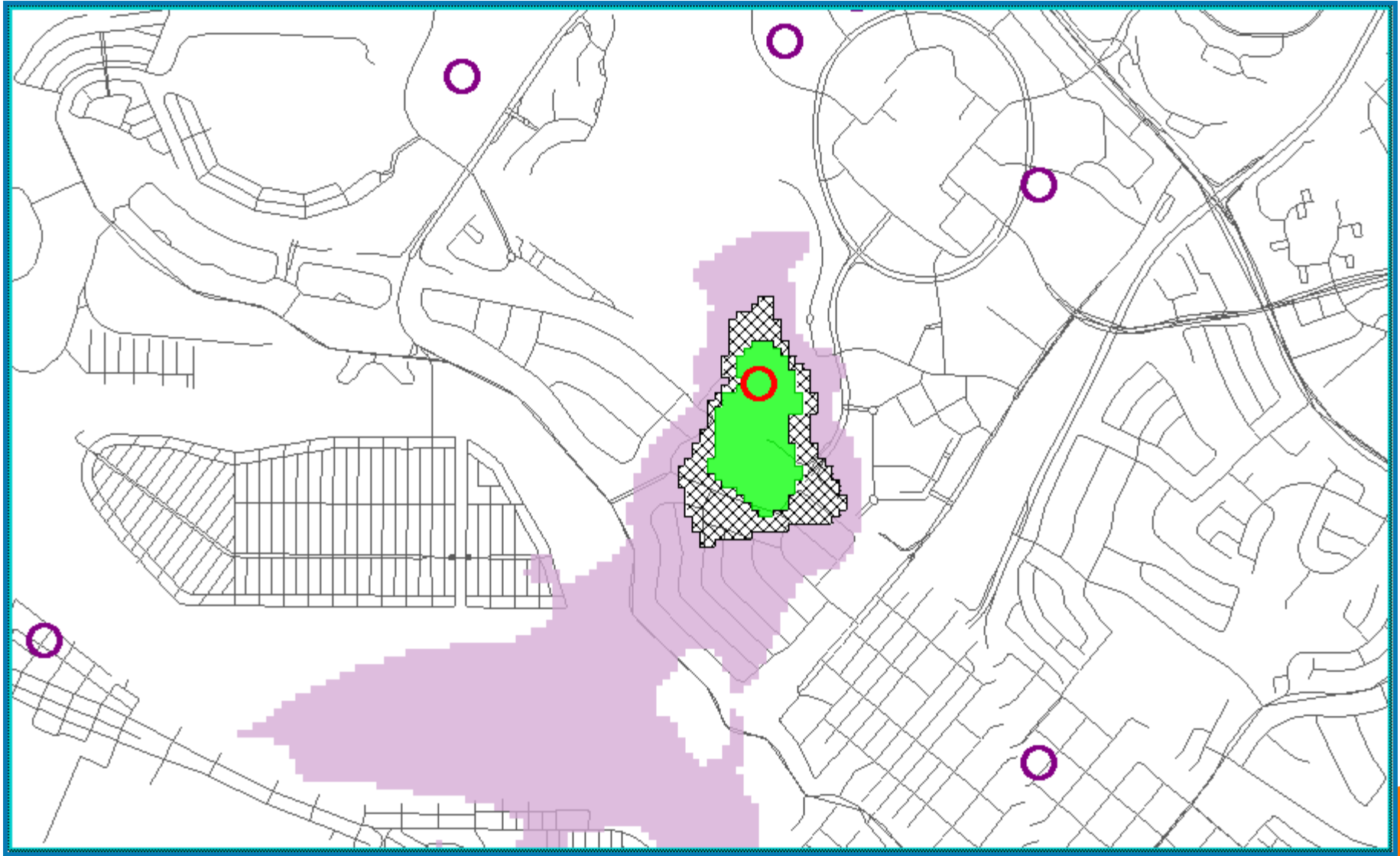
Exhibit - 1600 Newport Center Drive, Newport Beach, CA 92660(OC0392)
UMTS Service Area AFTER site is constructed



October 17, 2013



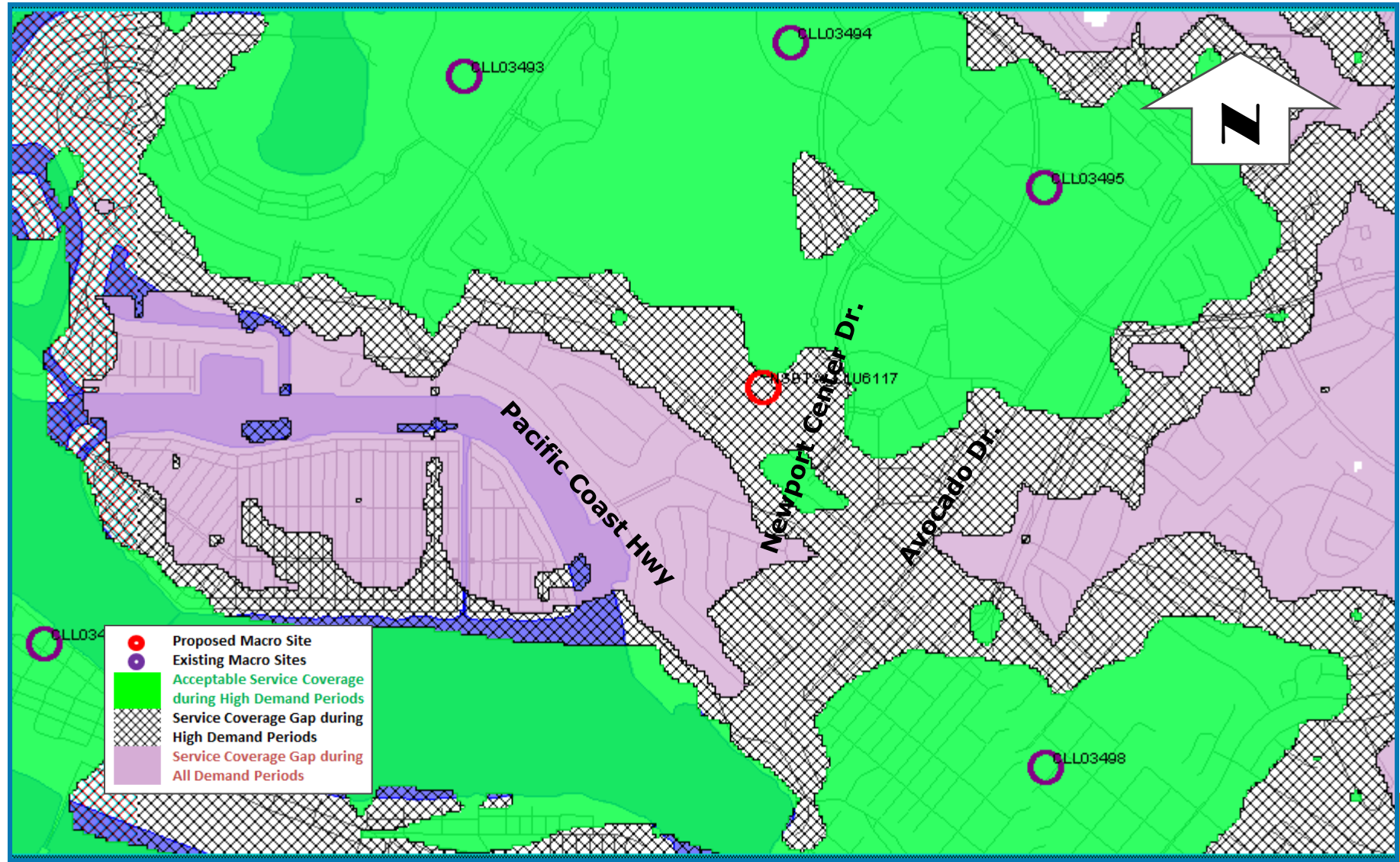
Exhibit - 1600 Newport Center Drive, Newport Beach, CA 92660(OC0392)
UMTS Service Area AFTER site is constructed STANDALONE



October 17, 2013



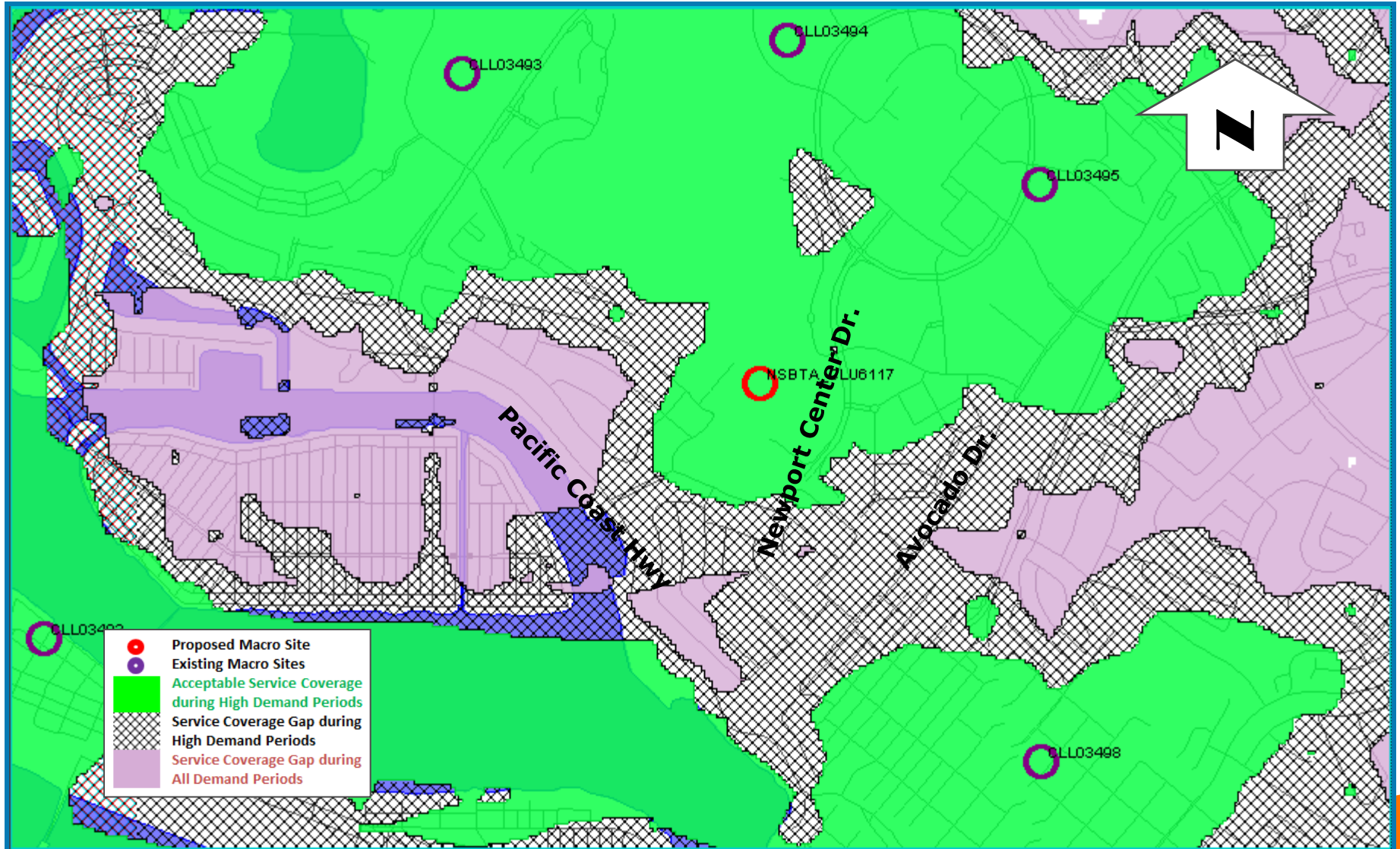
Exhibit - 1600 Newport Center Drive, Newport Beach, CA 92660(OC0392)
LTE Service Area BEFORE site is constructed



October 17, 2013



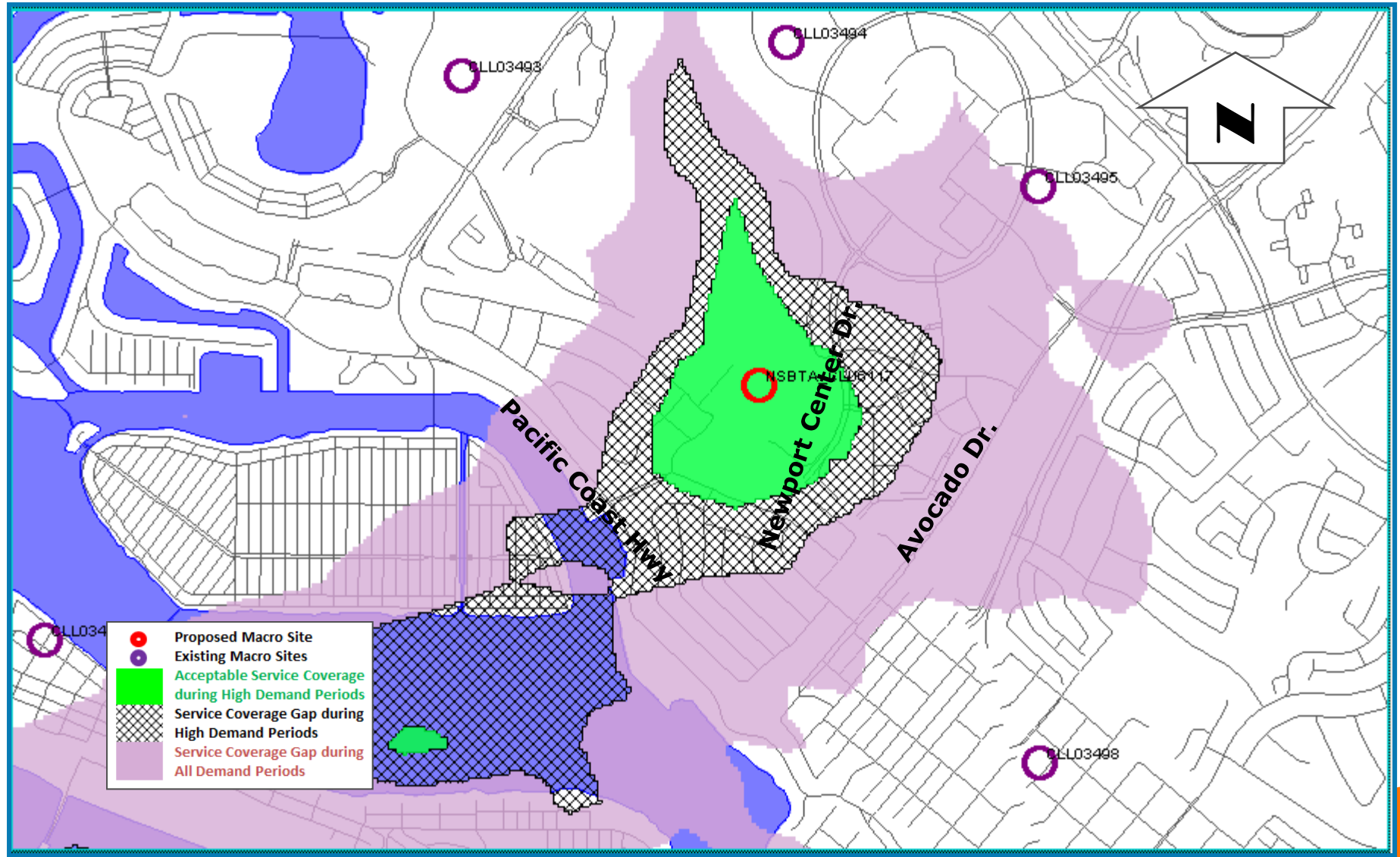
Exhibit - 1600 Newport Center Drive, Newport Beach, CA 92660(OC0392)
LTE Service Area AFTER site is constructed



October 17, 2013



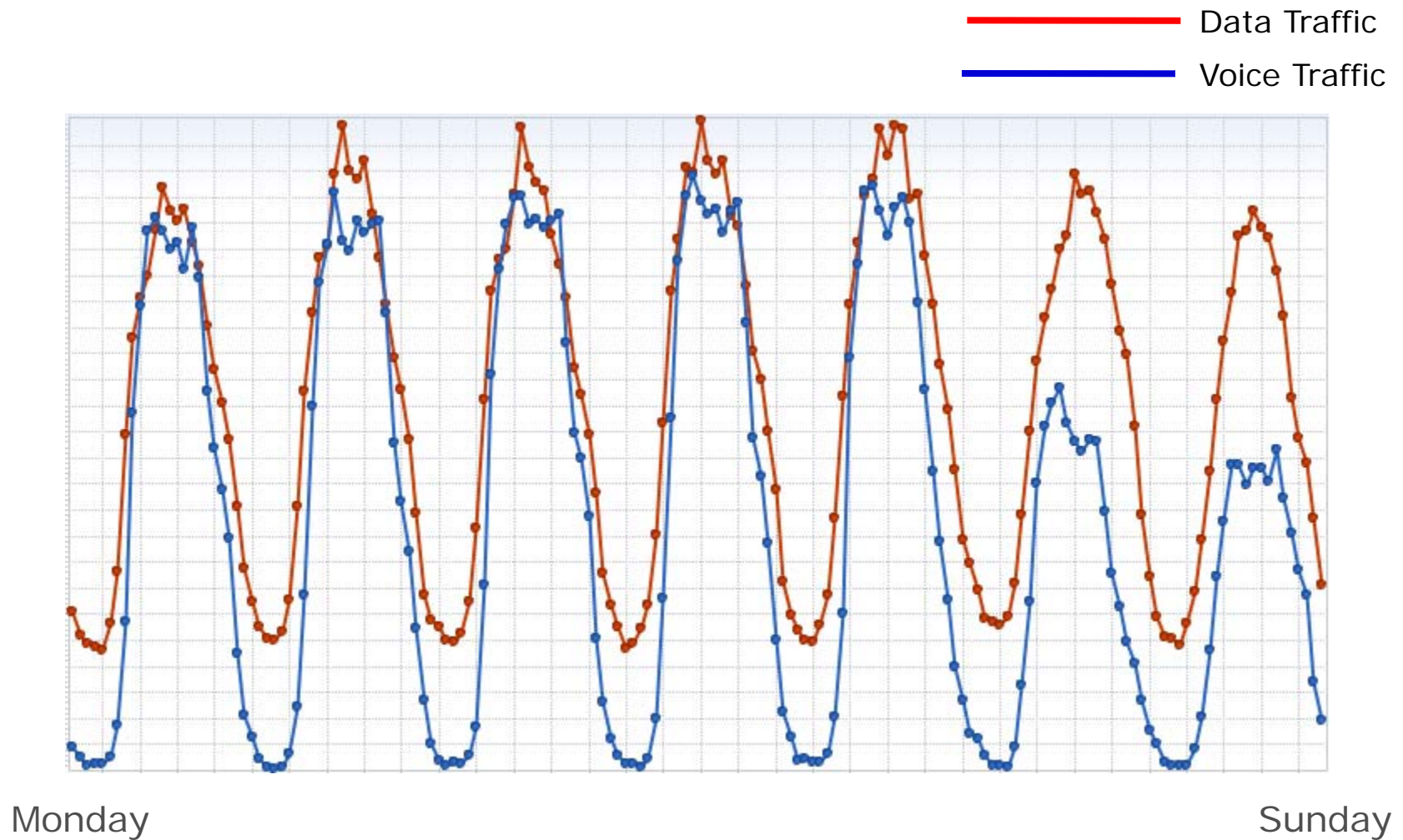
Exhibit - 1600 Newport Center Drive, Newport Beach, CA 92660(OC0392)
LTE Service Area AFTER site is constructed STANDALONE



October 17, 2013



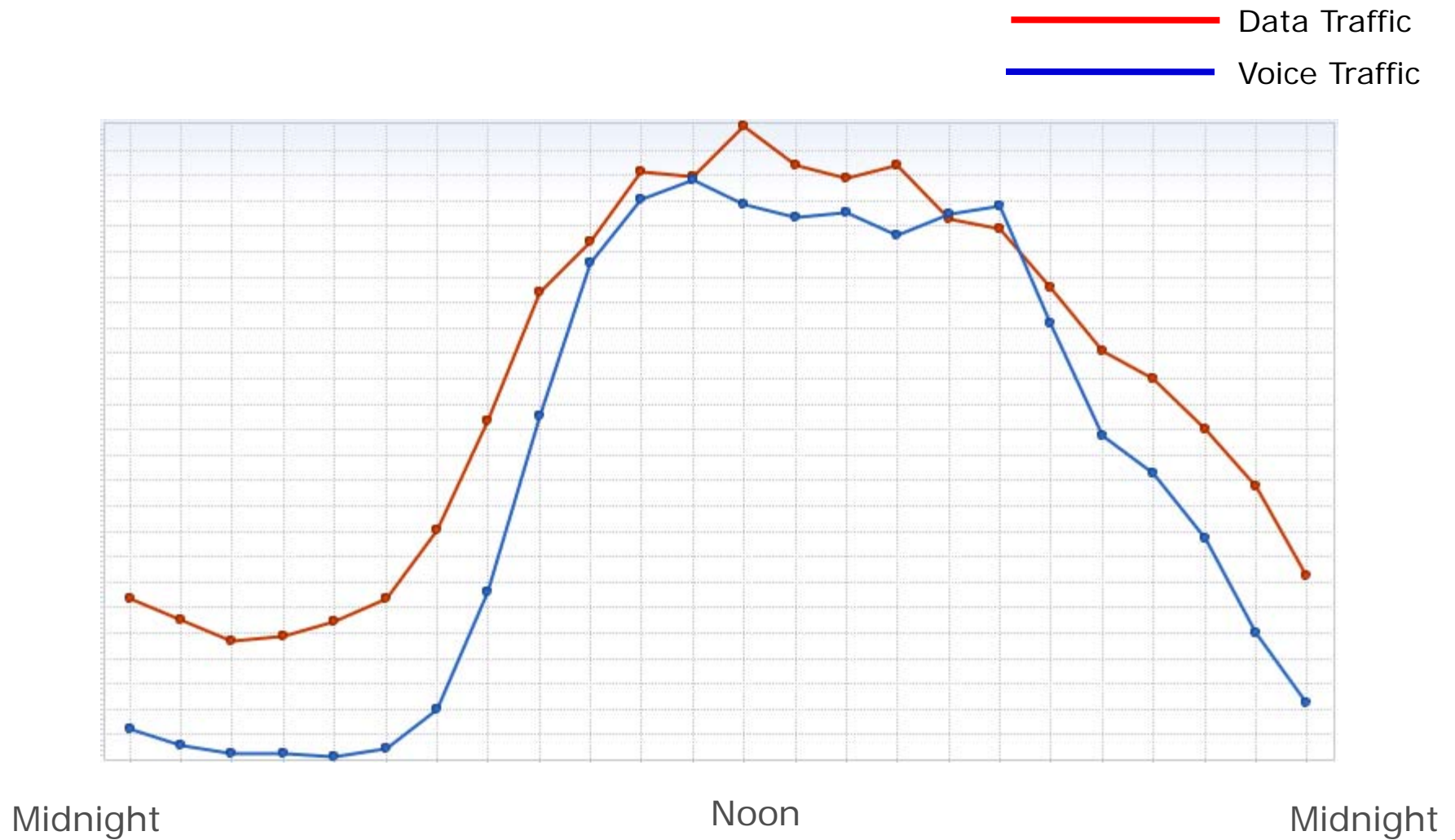
Exhibit - Current 7-Day Traffic Profile for the Location of (OC0392)



October 17, 2013



Exhibit - Current 24-Hour Traffic Profile for the Location of (OC0392)



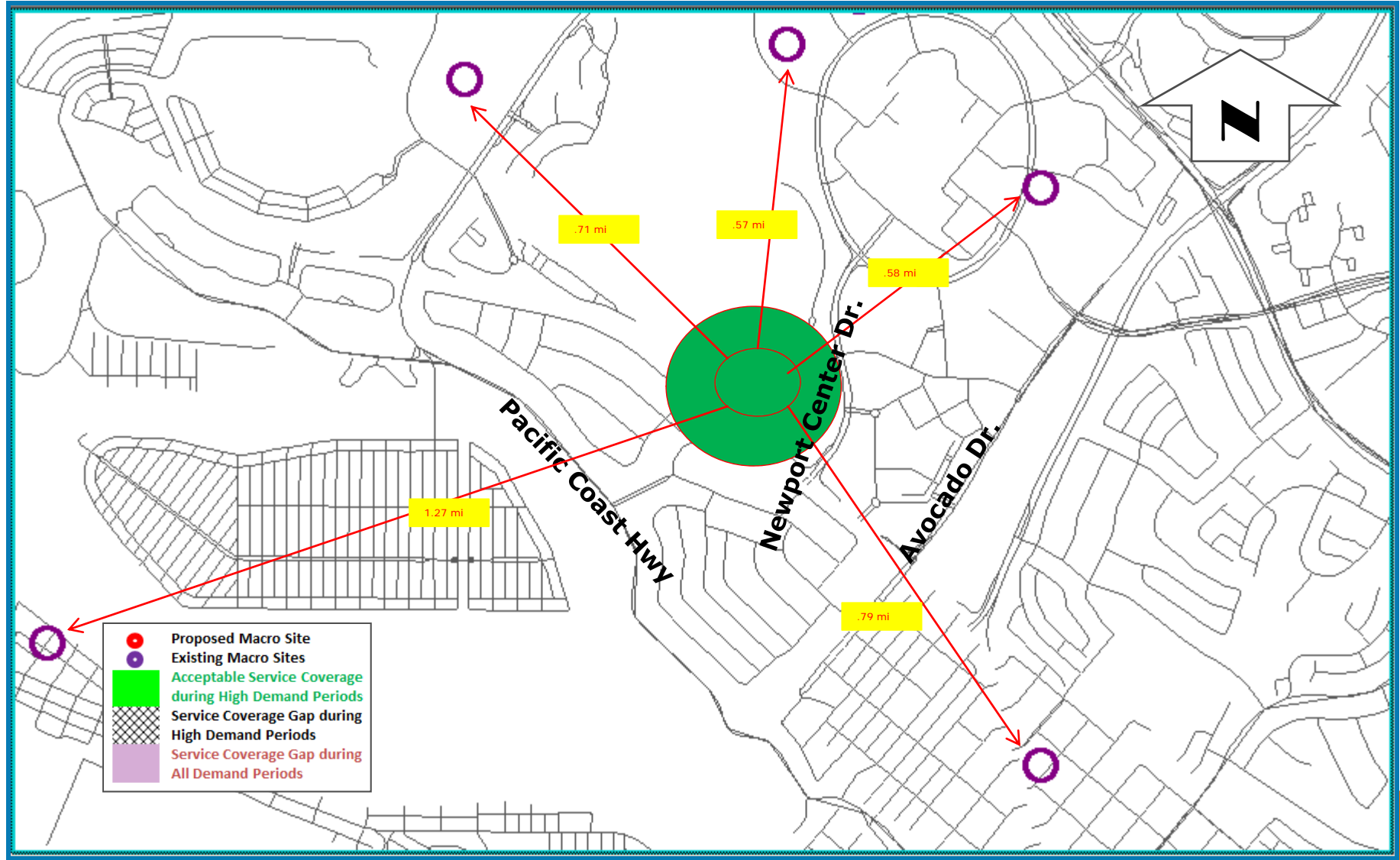
October 17, 2013



Service Improvement Objective (OC0392)

1600 Newport Center Drive, Newport Beach, CA 92660

Also Offload traffic from adjacent sites.



October 17, 2013



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Attachment No. PC 7

Coastal Commission
Notice of Intent to Issue Permit

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CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



Page 1

August 26, 2015

Permit Application No. 5-14-1927

NOTICE OF INTENT TO ISSUE PERMIT

(Upon satisfaction of special conditions)

THE SOLE PURPOSE OF THIS NOTICE IS TO INFORM THE APPLICANT OF THE STEPS NECESSARY TO OBTAIN A VALID AND EFFECTIVE COASTAL DEVELOPMENT PERMIT ("CDP"). A Coastal Development Permit for the development described below has been approved but is not yet effective. Development on the site cannot commence until the CDP is effective. In order for the CDP to be effective, Commission staff must issue the CDP to the applicant, and the applicant must sign and return the CDP. **Commission staff cannot issue the CDP until the applicant has fulfilled each of the "prior to issuance" Special Conditions.** A list of all the Special Conditions for this permit is attached.

The Commission's approval of the CDP is valid for two years from the date of approval. To prevent expiration of the CDP, you must fulfill the "prior to issuance" Special Conditions, obtain and sign the CDP, and commence development within two years of the approval date specified below. You may apply for an extension of the permit pursuant to the Commission's regulations at Cal. Code Regs. title 14, section 13169.

On August 13, 2015, the California Coastal Commission approved Coastal Development Permit No. 5-14-1927 requested by **Alonzo Lugo, AT&T Mobility** subject to the attached conditions, for development consisting of: **Construct two 43 foot tall communication towers side-by-side and support equipment in an existing commercial area.** more specifically described in the application filed in the Commission offices. **Commission staff will not issue the CDP until the "prior to issuance" special conditions have been satisfied.**

The development is within the coastal zone at **1600 NEWPORT CENTER, DR, NEWPORT BEACH, (ORANGE COUNTY)**

If you have any questions regarding how to fulfill the "prior to issuance" Special Conditions for CDP No. 5-14-1927, please contact the Coastal Program Analyst identified below.

Sincerely,
Charles Lester
Executive Director

A handwritten signature in black ink, appearing to read "Charles Lester".

Amber Dobson
Coastal Program Analyst

August 26, 2015

Permit Application No. 5-14-1927

NOTICE OF INTENT TO ISSUE PERMIT

(Upon satisfaction of special conditions)

ACKNOWLEDGMENT

The undersigned permittee acknowledges receipt of this Notice and fully understands its contents, including all conditions imposed.

Date

Permittee

Please sign and return one copy of this form to the Commission office at the above address.

STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, then permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission and affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

August 26, 2015

Permit Application No. 5-14-1927

NOTICE OF INTENT TO ISSUE PERMIT

(Upon satisfaction of special conditions)

SPECIAL CONDITIONS:

This permit is granted subject to the following special conditions:

1. **Co-Location of Future Antennas.** BY ACCEPTANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicants and landowner(s) agree(s) on behalf of themselves and all successors and assigns to cooperate with other communication companies in co-locating additional antennas and/or equipment on the proposed development in the future, provided such shared use does not impair the operation of the approved facility, nor have any adverse impacts on public coastal views. Upon the Executive Director's request, the permittee shall provide an independently prepared technical analysis to substantiate the existence of any practical technical prohibitions against the operation of a co-use facility.
2. **Future Redesign.** BY ACCEPTANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicants (or its successor/assignee) agrees that if, in the future, the facility is no longer needed, the applicant (or its successor/assignee) shall abandon the facility and be responsible for removal of all permanent structures and restoration of the site as needed to re-establish the area consistent with the character of the surrounding area. Before performing any work in response to the requirements of this condition, the applicant (or its successor/assignee) shall contact the Executive Director of the California Coastal Commission to determine if an amendment to this coastal development permit or a new coastal development permit is necessary.
3. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittees shall comply with the following construction-related requirements:
 - A. No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
 - B. No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
 - C. Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
 - D. Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
 - E. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
 - F. The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.

NOTICE OF INTENT TO ISSUE PERMIT

(Upon satisfaction of special conditions)

- G. Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
 - H. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
 - I. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
 - J. The discharge of any hazardous materials into any receiving waters shall be prohibited.
 - K. Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
 - L. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
 - M. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
4. **Future Development.** This permit is only for the development described in coastal development permit No. 5-14-1927. Except as provided in Public Resources Code section 30610 and applicable regulations, any future development as defined in PRC section 30106, including, but not limited to, a change in the density or intensity of use land, shall require an amendment to Permit No. 5-14-1927 from the California Coastal Commission or shall require an additional coastal development permit from the California Coastal Commission or from the applicable certified local government.
5. **Vegetation Height and Maintenance.** BY ACCEPTANCE OF THIS PERMIT, the applicants and landowner(s) agree(s) on behalf of themselves and all successors and assigns that the site surrounding the towers shall not be planted with trees or other vegetation that would negatively impact public coastal views from surrounding public streets. Any vegetation planted in the area must be low to moderate height shrubs or trees that shall be maintained to a height low enough not to impact public coastal views. Vegetation shall not exceed 20 feet in height.
6. **Landscaping - Drought Tolerant, Non Invasive Plants.** Vegetated landscaped areas shall consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the

August 26, 2015

Permit Application No. 5-14-1927

NOTICE OF INTENT TO ISSUE PERMIT

(Upon satisfaction of special conditions)

California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit to the Executive Director for review and approval revised Landscaping plans meeting the criteria set forth in special condition 5 and 6, above.

7. **Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized the development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

NOTE: IF THE SPECIAL CONDITIONS REQUIRE THAT DOCUMENT(S) BE RECORDED WITH THE COUNTY RECORDER, YOU WILL RECEIVE THE LEGAL FORMS TO COMPLETE (WITH INSTRUCTIONS). IF YOU HAVE ANY QUESTIONS, PLEASE CALL THE DISTRICT OFFICE.

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Attachment No. PC 8

Applicant's Description and Justification

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Telecommunications Project Management

April 10, 2018

Peter J. Blied
PlanCom, Inc.
250 El Camino Real, Ste 117
Tustin, CA 92780

Sent Via Hand-Delivery

City of Newport Beach, Planning Dept.
Attn: Jaime Murillo
100 Civic Center Drive
P.O. Box 1768
Newport Beach, CA 92658-8915

RE: CDP Case# 2018-004- Resubmittal Letter with CUP add-on
Site Name: Verizon Wireless Site "Coast Highway" – Newport Beach
APN: 442-011-66 – Address: 1600 Newport Center Drive

Dear Mr. Murillo:

This letter is our formal response to your letter dated February 14, 2018 which deemed our application "incomplete" and requested an entirely new application package as part of a new CUP process to run parallel with our requested CDP permit. While we do not feel that this change in staff's position is necessarily appropriate given the unique circumstances of our project's status, we are providing the list of materials requested in order to work with staff to facilitate the approval process and not belabor the issues at hand. Please expedite the processing of our application to the maximum extent possible as Verizon Wireless, A.T. & T., and the Irvine Company all wish to see this project finally move forward after several years of delays caused by many factors.

Attached please find the necessary application materials for a new, two carrier WCF proposed at the parcel location listed above. I am enclosing the required Planning Permit Application, the supplemental application materials, a deposit check, the requested drawings, and this letter of project proposal and clarification. We are now requesting a "new" CUP to be processed with our requested CDP under the City's recently enacted LCP. Please review the attachments and confirm they are complete and satisfactory in order for your staff to review and hasten the project forward to the Planning Commission for their approval of the requested wireless facility.

The items included for your review are as follows:

1. Updated Letter of Authorization from the underlying landowner, the Irvine Company, is attached as Exhibit A.
2. While we do not agree, we accept the City's position and are working to that end with this additional application package.
3. Revised request letter for a joint approval of a CUP and CDP and an additional Deposit Fee of \$4,384.00 is included with this letter.
4. Two (2) wireless facilities are requested to be approved by this CUP and CDP action. Drawings including site plan and elevations.
5. The site has been designed at the lowest functional height, designed to visually fade into the many buildings and trees around the site, and is a joint colocation effort for two competing carriers. RF Maps are provided as requested. Each pole will have an essentially identical footprint, but for their respectively licensed RF bandwidths.
6. Update Alternative Site Analysis is attached as Exhibit B.
7. Items A. - F. Project Findings are attached as Exhibit C.
8. Updated Photo-simulations are included.
9. Site photographs (submitted with CDP application)
10. Radius Maps-Notification Package (submitted with CDP application)
11. Copy of Prior City Approval (TP 2013-010/ PA 2013-225; submitted with CDP application)
12. Copy of prior California Coastal Commission Permit Intent letter (submitted with CDP application)
13. Copy of Approval In Concept letter from City of NB (submitted with CDP application)

As part of its ongoing dedication to system-wide maintenance and improvements, Verizon Wireless is proposing to add a new WCF to be located on the east side of Newport Center Drive and north of Macarthur Boulevard, in the City of Newport Beach. This site is located within Corporate Plaza West and is bordered by the corporate plaza uses in all directions. The site proposed is a facility comprised of (2) slim-line monopoles, each with (6) concealed panel antennas, with outdoor equipment cabinets and support equipment located within identical adjacent equipment shelters. There will also be a DC generator for emergency back-up power and connections as required for power and telco services. The design of the facility is integrated into the existing corporate plaza and will be co-located with Verizon Wireless and a second carrier. While AT&T has deferred their identical half of this project for now, Verizon Wireless wishes to move forward immediately upon receipt of the requisite CUP, CDP and subsequent building permits. Please review the drawings, site photos, and photo-simulations included in this application package and contact me directly if you need any additional information.



Telecommunications Project Management

This proposed WCF will benefit the community of Newport Beach by enhancing existing area coverage in the fully developed business parks and community-serving regional roadways in the immediate area surrounding this site. This targeted geographic area has moderate coverage and this new WCF will strengthen coverage and provide a much-needed capacity increase to the voice and data system already in use for residential, business, and mobile users alike. As the volume of users on the Verizon Wireless system steadily increase, the system needs support to properly handle the demands. This site is one of a number of sites currently under the planning and development process and this particular site will specifically off-load call volume from our sites within a quarter mile. As mentioned elsewhere in this application, in the City of Newport Beach we are working on an infill/capacity project and additional sites will be submitted to the City over the coming year.

The proposed WCF will not be detrimental in any way to the health, safety, and welfare of the general public. It actually will serve to strengthen the ability of the public to access E-911 services in addition to providing better wireless access to data and voice services that have become a normal part of business and personal transactions and conversations on a weekly, daily, and hourly basis. The benefit of wireless telecommunications has been a tremendous asset to nearly every person in one way or another as our society advances towards new and diverse forms of communication and technology.

The proposed WCF (and all others to my knowledge) have proven to be materially benign to both property and improvements in the immediate vicinity of established WCF's. The WCF site often proves to be of value to individual landowners as an alternate income stream from generally unusable space on roofs, parapets, or in closets and utility room. There has been no proven link between WCF sites and negative financial impacts to host properties or their neighboring properties. Additionally, WCF construction is conducted in a professional and workman-like manner and suffers no ill-effects different than typical commercial or industrial construction projects due to natural hazards such as wind, rain, and sun exposure. In summary, these conjoined sites will not result in any negative impacts to their surroundings or be a detriment to the communities in which they are located.

Coastal Permit Analysis:

The proposed facility conforms to the general standards outlined in both the prior State-level coastal plan as well as the current City Local Coastal Plan. In short, the site does not impede visual or physical access to the coastline, beaches or public pathways related to these community and regional assets. More specifically, the project is in the COG-B area of the adopted Coastal Land



Telecommunications Project Management

Use Plan which is focused on Commercial and General Office land use. With a location on the inland side of East Coast Highway, this project location could probably be determined to qualify as a De Minimis development due to its small footprint, relatively low elevation of 43 feet, and location amidst existing commercial office buildings of equal and greater heights.

In closing, the project scope has been previously reviewed and approved by the Newport Beach City Council. Due to the nature of unavoidable project delays and Coastal Commission processes, we are now processing this request for CDP and a replacement CUP with the City of Newport Beach and requesting your expedited review of the required Conditional Use Permit and Coastal Development Permit required under the City's Local Coastal Plan which took effect between our original Land Use approvals in December 2014 and now. I look forward to working with you to make this a timely and effective process for all involved. If you should have any questions, please call me at (714) 262-0651 or e-mail at peter.bljed@plancominc.com. As always, thank you for your time and consideration.

Warmest Regards,

A handwritten signature in blue ink, appearing to read "P. Bljed", is written over a faint, light blue circular stamp.

Peter J. Bljed
Sr. Project Manager
PlanCom, Inc.

Encl. Application
Drawings & Sims
Exhibits A, B, & C
Application Fee

Alternative Site Analysis:

The initial proposal for this area was to install the panel antennas on building rooftops; however, the height of the roof-mounted antennas would have exceeded the maximum height allowed by the Sight Plane Ordinance. Installation of the antennas onto building façades would yield antenna heights too low, resulting in signals being blocked by adjacent buildings as well as being more unsightly. As an alternative, a new freestanding faux tree was proposed at three nearby locations as well as at the currently selected site.

Private Property Options:

1600 East Coast Highway - The property was identified as a potential candidate for a new freestanding faux tree in the maintenance yard and landscape area adjacent to the Armstrong Nursery. The property owner was approached and ultimately rejected the proposal for a WCF on their property.

1500 East Coast Highway - Initially identified as a viable candidate for a new freestanding faux tree. The property owner was approached and they were not interested.

1600 Newport Center Drive (current location) – Rooftop or parapet mount, faux tree, monopole

First design - install the antennas on the roof or mount the antennas to the façade of the building. Installing the antennas on the roof was eliminated by the sight plane ordinance.

Second design - Install antennas on the façade would yield an antenna height that was too low from an operations standpoint and would result in the antenna signals being blocked by nearby buildings. Furthermore the property owner, The Irvine Company, would not allow either design.

Third design - Install a faux tree with disguised antennas. The property owner, The Irvine Company, was not in support of the proposed design and directed AT&T and subsequently Verizon to proceed with the “slim jim” monopoles reflected in the current proposal.

Verizon Wireless considered one additional alternative site, which included streetlights within the *public right-of-way*. However, the streetlights were determined to be too low and would require substantial structural work or pole replacement for the antenna installation to meet system requirements. Lastly, per staff’s suggestion, AT&T considered an installation at the commercial buildings southeast of the subject property and at the two existing Fashion Island/Newport Center entry signs located on Newport Center Drive north of East Coast Highway. It was concluded, the commercial buildings were outside the RF engineers search ring, and due to the orientation of the two Newport Center entry sign structures, insufficient signal propagation would result and coverage needs would not be met.

Both AT&T and Verizon Wireless separately concluded that a “Slim Jim” monopole is the best design option for the site, is an acceptable design to the landowner, and will meet their shared objective to improve coverage to the residential and commercial areas bounded by Avocado Avenue, Bayside Drive, Ramona Drive, and along East Coast Highway and Newport Center Drive. Both carriers also agree that the additional system capacity will address service gaps that occur during high demand periods as well as service gaps that exist at all demand periods and benefit the community by enhancing the existing coverage and providing a much-needed capacity increase to the voice and data system already in use by their customers as depicted in their RF coverage maps. Since 2014, at the time of the prior approval of this project, the user traffic on both networks has risen steadily and the demand for improved voice and data services is even more important now. With the support of the Irvine Company, we request full approval of the required CUP and CDP for this project.

Required Code Findings:

In accordance with Chapter 20.49.060 of the Newport Municipal Code, we propose the following findings can be made as follows:

1. Visual Compatibility: The site design is subtle and blends into the commercial office backdrop of the area. At only 43 feet tall, it is near or below the height of many surrounding buildings while also remaining below the City's Sight Plane ordinance limitations. The twin mono-poles will be painted a muted dark bronze-green, a color successfully used by multiple carriers at the request of the Irvine Company in multiple locations. The equipment shelters will mimic the color and finish of the closest office building and also have landscape materials planted around the perimeter and base of the lease areas. All of these aesthetic considerations and design factors lend themselves to the conclusion that the site will be visually compatible with the surrounding properties.
2. Compliant with Standards: The site has been designed to meet all standards for the zone in which it is located with the exception of height. The location choice, setbacks, landscape and design standards of the City of Newport Beach are reflected in the proposed project. There is an adequate buffer between the drive-aisle, parking areas, and the project that landscape materials can be used to soften the building base and allow for trees and shrubs to enhance the area currently filled with seasonal grass and a slight drainage swale. The base height limit is 32 feet with an allowance for increased height if proven that it is necessary and appropriate. The height aspect is outlined in detail in findings 5 and 6 below.
3. The selected site is not near any park, public facility, or residential district so this finding is quite easy to make. Distance to these valuable community features is not a concern.
4. As discussed at length, rooftop or parapet mounted options are not viable in this area due to the sight plane limits as well as lack of a building owner willing to entertain such a design. A free-standing feature such as a light pole does not offer enough height or stability to allow for adequate signal propagation. A stealth structure such as a water tank or clock tower or other vertical concept would call too much attention to itself and would be grossly out of character and scale with the area. A faux tree would normally be an option for this type of site, but in this case the underlying landlord has requested that the carriers use a smaller, less visible mono-pole concept known as a "slim-jim" monopole. We are using a proven color that is non-reflective and blends into many background contexts, including trees and building of medium to dark colors. Given a very narrow list of options, the proposed project design is a minimalist monopole with a small footprint and a joint development colocation which is philosophically in alignment with the City's desire for colocation.

5. The proposed height of 43 feet, while 11 feet above the 32 foot height limit for the Zone, will not create an abrupt or undesirable scale change that is discouraged by the Code. The height of 43 feet is below the "Sight Plane" ordinance and the overall top of structure for each slim-jim pole is only for the width of each pole, or 30 inches wide for each. This is significantly smaller in width than a typical tree, faux or otherwise, and the typical views of the area are all away from our chosen location and towards the Coast Highway and the ocean. Buildings in the immediate area are roughly 30 feet tall and screen the site from most public views when looking into the site from public rights of way. Only the upper-most pole sections will be readily visible from off-site as shown in the photo-simulations and no coastal or protected views are impacted in any way. Several existing trees and the addition of several new trees as part of the landscape palette will soften the verticality of the monopoles as well. The proposed height is appropriate and creates the desired relationship between the project site and its surroundings.
6. As highlighted above, the proposed poles are 43 feet in height. The provided RF propagation maps show that there is an existing gap in coverage and the related weakness in capacity as well. A site proposal that is lower would have the signal blocked almost immediately in several directions by the existing commercial office buildings that are approximately 30 feet tall. If you stack 6 foot tall panel antennas inside the radome (pole top cover), the lowest broadcasting portion of the antennas is at roughly 28 feet. This means that part of the signal is not even going to clear the immediate areas that are blocked by these neighboring buildings as the signal propagation follows a line-of-sight pattern. In working with the landowner, the carriers have selected the exact location for the poles and the antennas azimuths to minimize this blockage, but it should be clearly noted that the height is just barely adequate to broadcast the signal while making the most of the opportunity for a new site in the heart of Newport Beach and a very busy cluster of commercial office buildings and highly travelled roadways.

Since 2014, at the time of the prior approval of this project, the user traffic on both networks have risen steadily and the demand for improved voice and data services is even more important now. With the support of the Irvine Company, we request support from City staff, a recommendation for approval and full approval by the Planning Commission of the required CUP and CDP for this project.