



**FILE:** PA01-0104

**DATE:** January 9, 2002  
**TO:** File/Record/Applicant  
**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department  
**SUBJECT:** Planning Application PA01-0104 for Site Development Permit  
**APPLICANT:** Marriott Vacation Club International, Newport Coast

---

---

**I. NATURE OF PROJECT:**

Site Development Permit for the establishment of the Phase I Master Plan for cellular telephone facilities at the Marriott Resort site in the Newport Coast Planned Community/Local Coastal Program. Four cellular phone providers (currently proposed as Verizon, AT&T (or Airtouch or Sprint), Nextel and Cingular) are proposing to install and operated up to 28 antennas (only 22 antennas are proposed at this time) at two existing tower locations in Building 3700 of the resort.

The first location is the taller tower located at the northern side of the building. Three cellular providers are proposing 17 (16 panel type and one 4 foot diameter microwave) antennas at this time. All antennas are located at the cupola level of the tower behind stealth screening material to match the exterior of the tower. Eleven of the antennas are mounted in the interior of the cupola and six are located inside new short column elements on the outside corners of the cupola. None of the antennas will be visible. The equipment necessary to operate the systems is located below the antenna location at an attic level above level housing existing air conditioning equipment. All antenna cables and wiring will be located on the interior of the copula. Emergency power is by battery.

The second location is the smaller tower located at the southern side of the building. One cellular provider is proposing to install four panel antennas on three corners of the copula. Four new corner elements using decorative stealth screening will be constructed to house the antennas. None of the antennas will be visible. The equipment necessary to operate the system is located at the first level of the tower. All antenna cables and wiring will be located inside the tower. Emergency power is by battery.

The Marriott Resort is located northerly of Pacific Coast Highway, southerly of Newport Coast Drive. The site is located in Planning Areas 13A and 13B of the Newport Coast PC and has a land use designation of TC "Tourist Commercial". The use proposed is a principal permitted use normally subject to approval by the Zoning Administrator. It was always anticipated since the late 1980s that cellular providers would be using this site for cellular phone service because of its location and permitted building height. Since the proposed uses are totally contained within existing approved buildings (PA98-0057), a determination was made that approval would be subject to Director of Planning Approval.

It is noted that the site, as well as the majority of the properties within the Newport Coast PC, was annexed into the City of Newport Beach on January 1, 2002. The annexation included an agreement that the County of Orange provide development entitlement to the area for two years or until the City has an approved LCP for the annexed area. While the County may provide entitlement, the City may have fees or license agreement requirements for the proposed project. The applicant or cellular providers will be responsible for the possible City requirements that were not part of the annexation agreements.

---

---

**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections and 7-9-150 "Discretionary Permits and Procedures" and the Newport Coast Planned Community text.

---

---

**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is Categorically Exempt (Class 3, construction of limited numbers of new small structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

---

---

**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad G. Brown, Chief  
CPSD/Site Planning Section

WVM

**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.