

### 11.1 Overview

In its design, Newport Banning Ranch (NBR) is envisioned in the traditions of old Newport Beach as a cluster of distinct neighborhoods amid a casually elegant and elevated beach resort atmosphere. Homes are linked by intimate pathways and a clear sequence of circulation patterns designed to encourage pedestrian and bicycle movement, and create vistas to the marine environments surrounding much of the planned community. Elements of the built environment are scaled to feel like an historical beach town.

Contemporary interpretation of these traditional architectural styles is encouraged to assure a lively and unique streetscape, with a compatible mix of colors and textures.

As illustrated in the following sections and exhibits, NBR will combine a range of coastal architectural themes to accommodate a variety of lifestyles, family sizes, and individual preferences.

Exhibit II.11-1

ARCHITECTURAL SUMMARY MATRIX  
Master Site Plan

PRODUCT TYPE			NUMBER OF UNITS	PRODUCT INFO		SQUARE FOOTAGE BREAKDOWN					PRODUCT STATISTICS			
Name/Type	Plan No./Type			Nominal Lot Size	Nominal Height	First Floor	Second/Third Floor	Subtotal Habitable	Garage	TOTAL	Bed	Bath	Garage Spaces	
1	Carriage Homes 1,940 to 2,520 sf	1	Carriage Unit	--	80' x 84' (1)	36'/45' (3)	--	1,500	1,500	440	1,940	2	2	2
		2	Rowhouse	--	80' x 84' (1)	36'/45' (3)	970	970	1,940	440	2,380	4	3	2
		3	Rowhouse	--	80' x 84' (1)	36'/45' (3)	1,040	1,040	2,080	440	2,520	3	3	2
<b>Subtotal</b>			<b>101</b>											
2	Rowhouses – 24' wide 2,140 to 2,480 sf	1	Single-Family Attached	--	24' x 83'	36'/45' (3)	1,070	1,070	2,140	460	2,600	2	3.5	2
		2	Single-Family Attached	--	24' x 83'	36'/45' (3)	950	1,360	2,310	460	2,770	2 + casita	2.5	2
		3	Corner Single-Family Attached (w/ third floor)	--	32' x 83'	36'/45' (3)	1,100	1,380	2,480	460	2,940	2 + casita	3.5	2
<b>Subtotal</b>			<b>143</b>											
3	Side-yard Homes 2,540 to 3,230 sf	1	Patio Home	--	36' x 87'	36'/45' (3)	1,270	1,270	2,540	500	3,040	3	2.5	2
		2	Patio Home	--	36' x 87'	36'/45' (3)	1,270	1,610	2,880	500	3,380	3 + bonus	3.5	2
		3	Patio Home (w/ third floor)	--	36' x 87'	36'/45' (3)	1,270	1,960	3,230	500	3,730	4 + bonus	4.5	2
<b>Subtotal</b>			<b>65</b>											
4	Rowhouses – 36' wide 3,340 to 3,520 sf	1	Single-Family Attached	--	38' x 81'	36'/45' (3)	1,500	1,840	3,340	535	3,875	3 + casita	3.5	2
		2	Single-Family Attached	--	38' x 81'	36'/45' (3)	1,500	1,840	3,340	440	3,780	3 + casita	3.5	2
		3	Single-Family Attached (w/ third floor)	--	45' x 81'	36'/45' (3)	1,500	2,020	3,520	440	3,960	3 + casita	3.5	2
<b>Subtotal</b>			<b>79</b>											
5	Compound Homes 1,330 to 2,250 sf	1	Main House	--	See note (2)	36'/45' (3)	920	1,330	2,250	500	2,750	2 + casita	3.5	2
			Guest House	--	See note (2)	36'/45' (3)	710	620	1,330	--	1,330	2	2.5	--
<b>Subtotal</b>			<b>20</b>											
6	Conventional Homes – 50' wide 3,680 to 4,030 sf	1	Single-Family Detached	--	50' x 100'	36'/45' (3)	1,610	2,070	3,680	420	4,100	4 + bonus	4	2
		2	Single-Family Detached	--	50' x 100'	36'/45' (3)	1,990	1,930	3,920	540	4,460	4 + bonus	4.5	2
		3	Single-Family Detached	--	50' x 100'	36'/45' (3)	1,750	2,280	4,030	520	4,550	4 + bonus	4	2
<b>Subtotal</b>			<b>45</b>											
7	5-Story Flats 1,040 to 1,380 sf	1	Condominium/Apartment	338	--	65'	--	--	1,040	200	1,240	1	1	1
		2	Condominium/Apartment	468	--	65'	--	--	1,380	400	1,780	2	2	2
<b>Subtotal</b>			<b>806</b>											
8	2- to 4-Story Flats 1,639 to 1,679 sf	1	Resort Condominium	58	--	50'	--	--	1,639	400	2,039	2	2.5	2
		2	Resort Condominium	58	--	50'	--	--	1,679	400	2,079	2	2.5	2
<b>Subtotal</b>			<b>116</b>											
<b>PROJECT TOTAL</b>			<b>1,375</b>											

(1) Lot consists of a triplex condominium including two rowhouse units and a carriage unit.  
 (2) Lot consists of a main house and a guest house on an irregularly shaped lot.  
 (3) 36' at Residential District L, 45' at Residential Districts LM and M

## 11.2 Carriage Unit

### 11.2.1 Character

The Carriage Unit Product is located on a lot 80' wide by 80' deep, and is defined by three alley-loaded homes – two freestanding cottages which face the street and a third unit located over the garages. The two cottages are detached from their garages and accessed through a loggia, thereby increasing privacy for all units and providing essential open space between them.

All homes have the benefit of street access and identity. The cottages front the street and the carriage units are connected to the sidewalk by a gate and private paseo between the cottages. This unique cluster arrangement is density efficient, yet presents 2-story residences at the street front, consistent with the defining character and pedestrian scale of the community.

### 11.2.2 Floor Plans

The two front cottages vary in size from a 3-bedroom, 3-bath unit at 1,932 square feet to a 4-bedroom, 3-bath unit at 2,070 square feet. Each has a private yard and covered loggia separating the homes from their 2-car garages. The carriage unit located over the garages is a 2-bedroom, 2.5-bath flat with parking for 2 cars and a private front door entry court accessed from the street.

### 11.2.3 Architectural Elevations and Street Scene

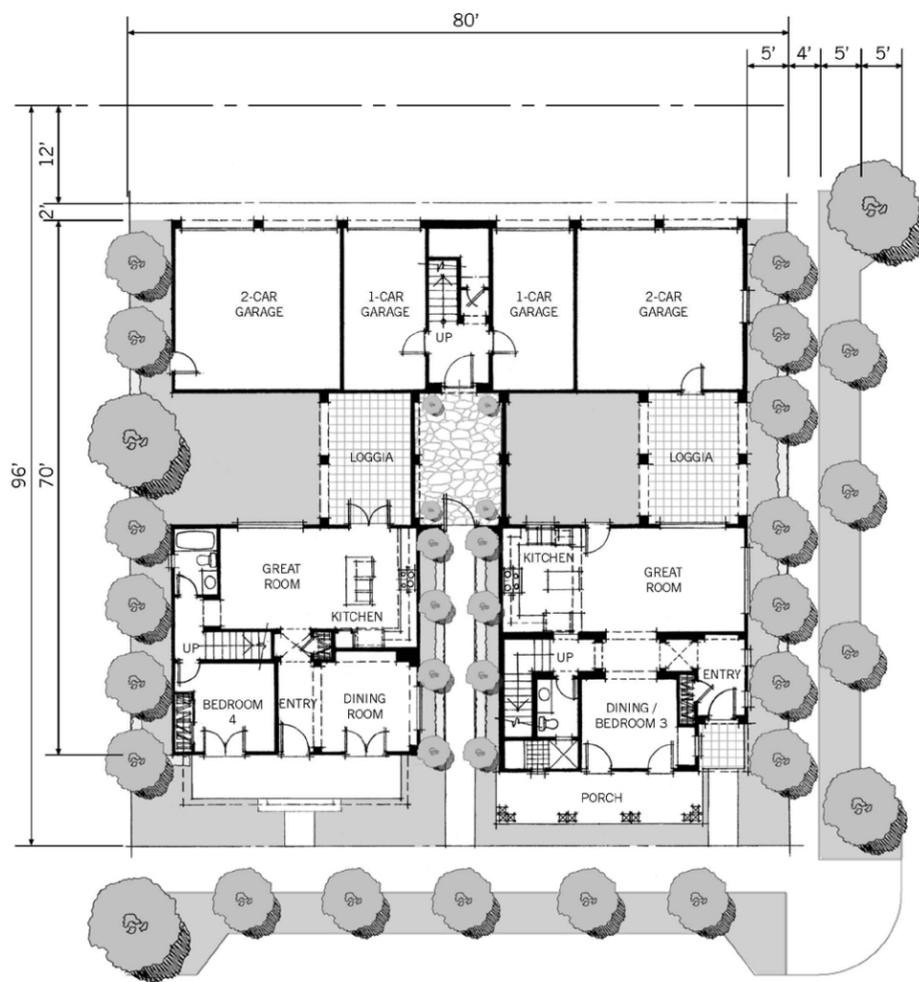
The elevation, in Exhibit II.11-2, shows two cottages that exemplify the relaxed atmosphere of the Southern California beachside community. From street front, they have the appearance of two compact 2-story cottage bungalows. Replete with wood decks and porches, they gesture towards the street with the qualities of true indoor/ outdoor living consistent with the lifestyle of the region. Other notable features of these homes include varied roof forms, dormers and French doors, capturing an expression reflective of the climate and culture.

### 11.2.4 Building Elevations

Building height for the Carriage product varies from 36 feet to 45 feet, depending upon location in either the L or LM Residential Districts.



SECOND FLOOR



FIRST FLOOR



MAXIMUM 35' @ RESIDENTIAL DISTRICT - L  
 MAXIMUM 45' @ RESIDENTIAL DISTRICT - LM

ELEVATION

## 11.3 Rowhouse – 24'

### 11.3.1 Character

This Rowhouse Product is composed of 24-foot-wide by 80-foot-deep alley-loaded dwellings attached side by side in configurations of 2-, 3-, and 4-unit buildings. Each unit is organized with living spaces toward the street, and generous rear yards separating the detached garage.

This living arrangement creates an ample amount of open space and light within the higher density format of this product. Some units also have carriage flats located over the garage, increasing living space and responding to a range of lifestyles.

As a built form, the Rowhouse has the appeal of an intimate townscape which has accrued over time, with units varying in height and detail. They bridge project a diverse and low-scale urban fabric to the surrounding community.

### 11.3.2 Floor Plans

Individual Rowhouse units are 2- and 3-story, and range in size from a 2-bedroom, 2.5-bath dwelling unit at 2,128 square feet, to a 3-bedroom, 3.5-bath corner unit at 2,473 square feet. One bedroom, 1-bath carriage units over the garage are accessed from the rear yard via private stair. Some corner units also have the option of a 1 bedroom, 1 bath casita located adjacent to the rear yard between the garage and living areas. When attached as a building, these units provide multiple living opportunities within a relatively compact arrangement.

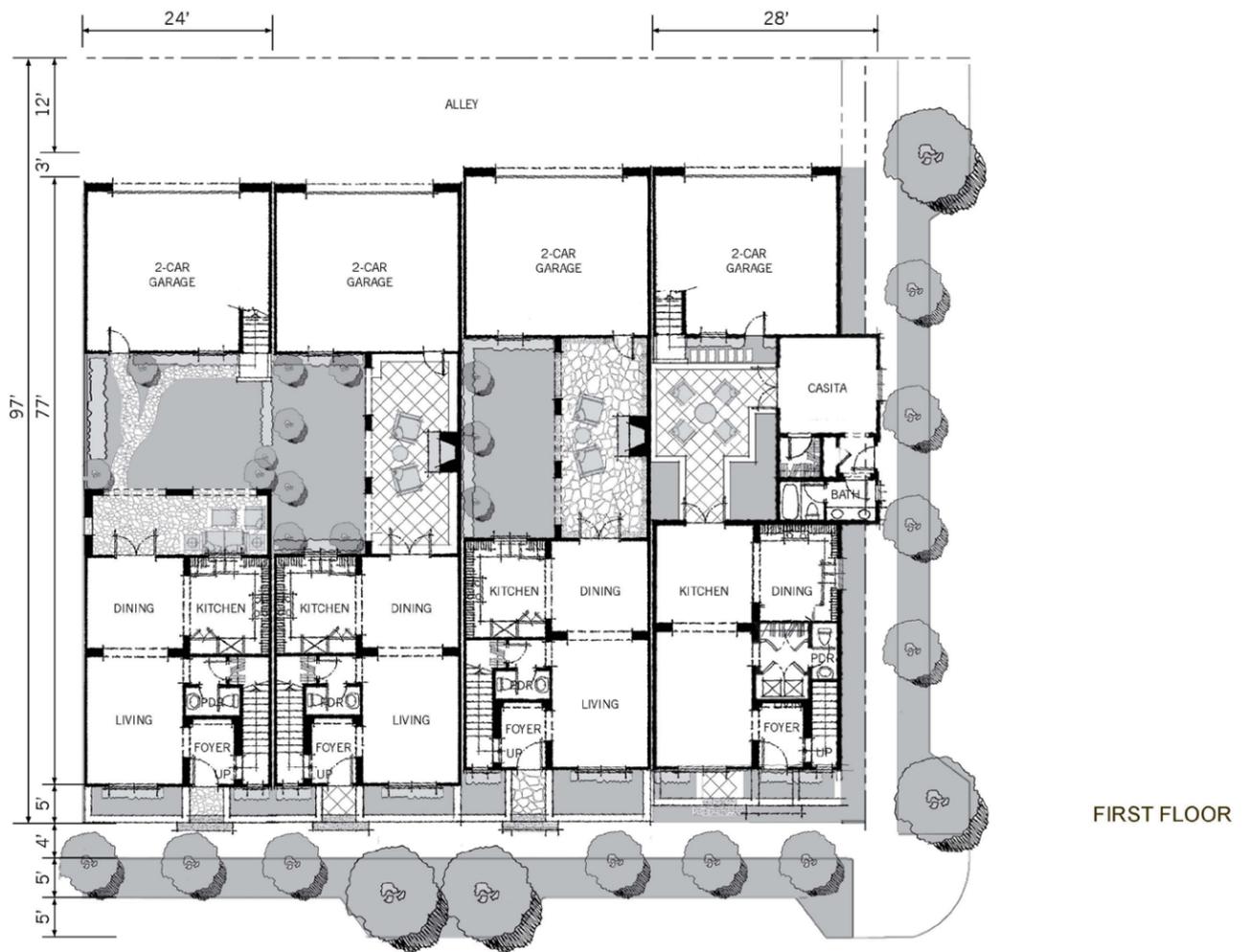
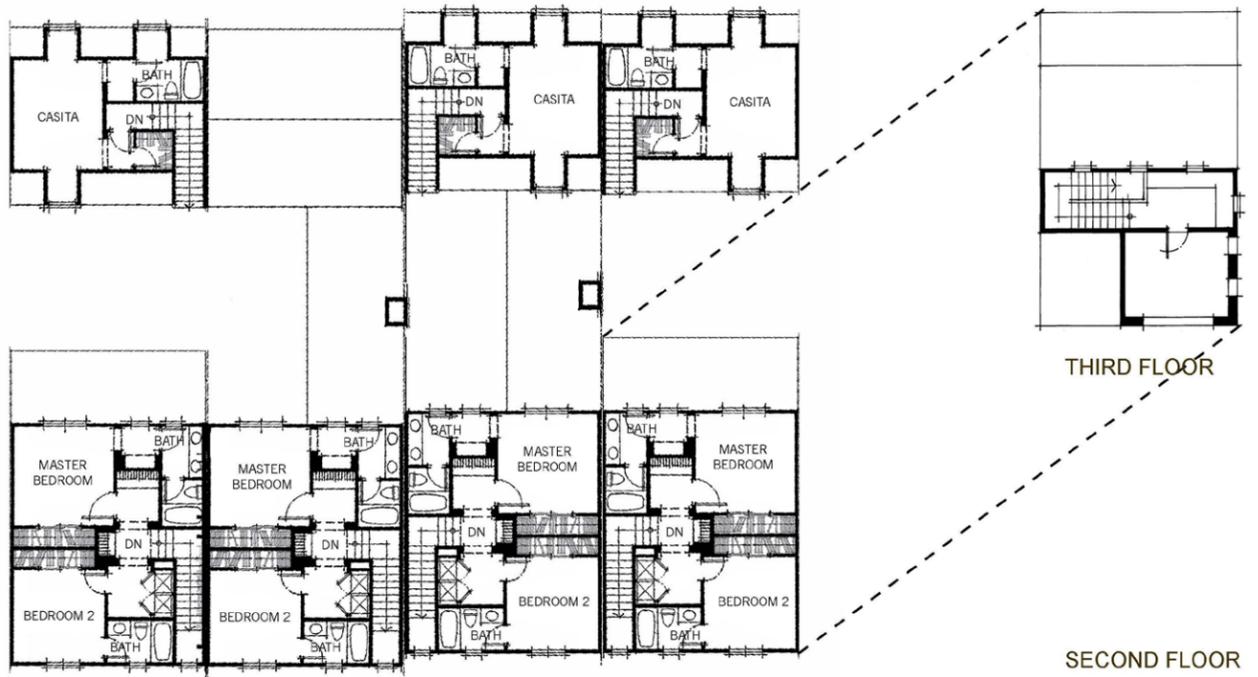
### 11.3.3 Architectural Elevations and Street Scene

The elevation, in Exhibit II.11-3, shows a 2-story Rowhouse building comprised of 4 units, with the corner unit having a covered third-floor viewing deck.

Facing the street, the overall expression of the building is informal and casual yet imbued with individual characteristics such as front porches, decks, and bay windows. The style is regional, and reflective of its immediate location and the diverse surrounding communities. As such, it is a comfortable response to attached living and contributes a recognizable presence to the streetscape.

### 11.3.4 Building Elevations

Building height for the Rowhouse Product varies from 36 feet to 45 feet, depending upon location in either the L or LM Residential Districts.



## 11.4 Side-yard Home

### 11.4.1 Character

The Side-yard Product is composed of single-family dwellings situated on a 36-foot-wide by 80-foot-deep standard parcel. One side wall of the residence is designed in “zero lot line” formation with little or no openings. The opposite side wall opens along its length to a generous side-yard, which extends from the front of the house to the rear.

This is accomplished by use permits written into the CCRs for landscape improvements. This type of arrangement allows for increased open space and livability between units, and creates greater privacy and sense of identity for each residence. Along the street, the Side-yard Product resembles a string of cottages, with two homes occasionally linked by an extended second floor living area. This built form is characteristic and familiar to many Southern California communities.

### 11.4.2 Floor Plans

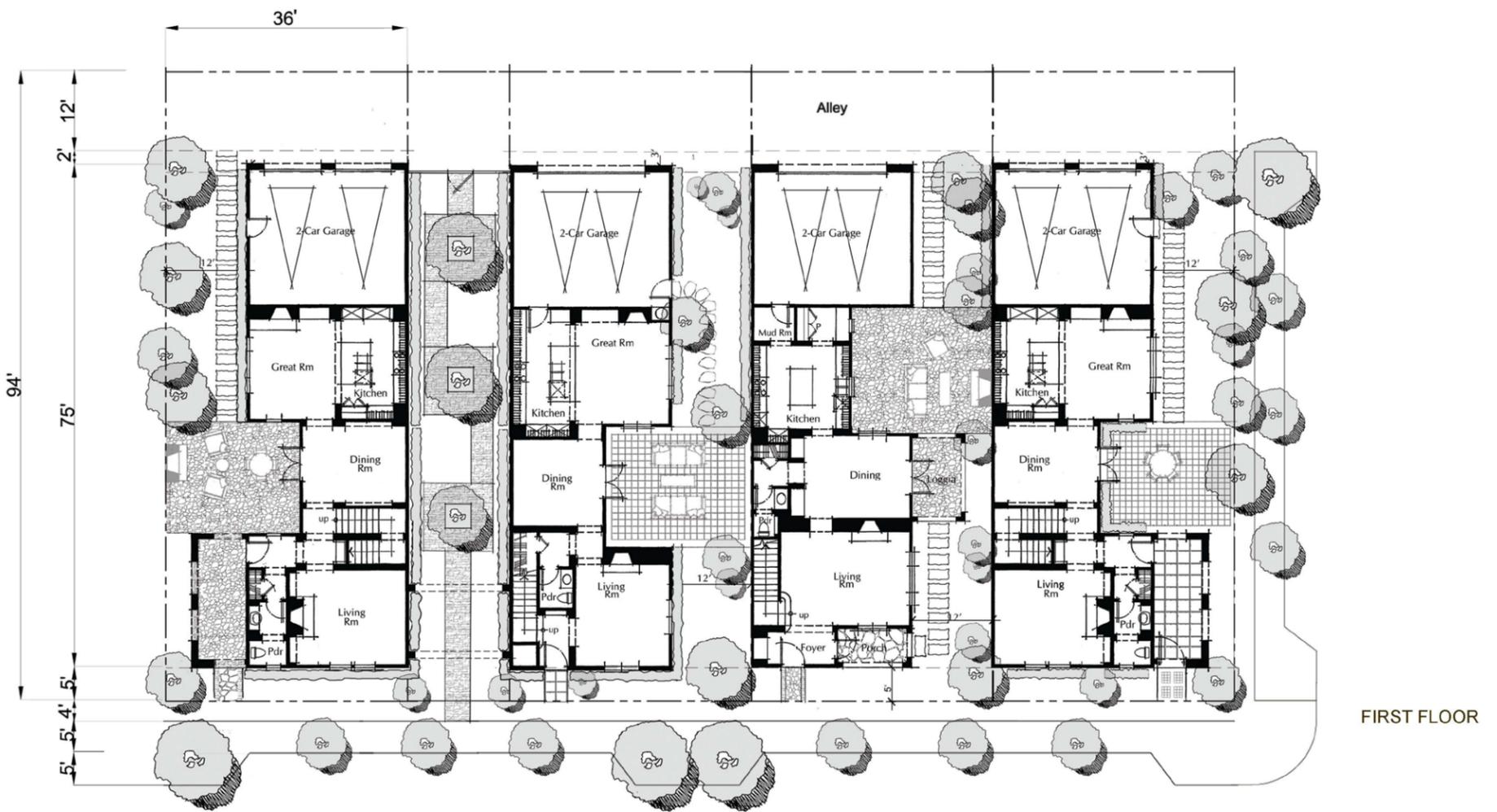
Units range in size from a 2-story, 3-bedroom, 2.5-bath home at 3,030 square feet, to a 3-story, 4 bedroom, 4.5-bath home at 3,720 square feet. Each residence has a large patio space at ground floor with a minimum 12-foot-wide side-yard. Side-yards also access the street via a garden gate, thus enhancing the use and appeal of private open space.

### 11.4.3 Architectural Elevations and Street Scene

The elevation, in Exhibit II.11-4, shows a grouping of four Side-yard residences, primarily separated by their associated side-yards, or in one instance, linked by an extended second floor living space. They are designed as a collection of individual dwellings distinguished from the street by varied roof forms, covered porches, decks, and balconies. Together, they reflect a type of “Beach Craftsman” aesthetic, alternately using wood, siding or brick to identify the aforesaid features, and embracing open air living. The overall atmosphere is one of casual comfort and a welcoming street presence.

### 11.4.4 Building Elevations

Building height for the Side-yard Product varies from 36 feet to 45 feet, depending upon location in either the L or LM Residential Districts.



MAXIMUM 36' @ RESIDENTIAL DISTRICT - L  
 MAXIMUM 45' @ RESIDENTIAL DISTRICT - LM



ELEVATION

## 11.5 Rowhouse – 36'

### 11.5.1 Character

This 36-foot-wide Rowhouse Product is composed of 36-foot-wide by 80-foot-deep alley-loaded dwellings linked side-by-side in groups of four homes. Like the 24-foot-wide Rowhouse, this product projects a diverse yet unified street presence. However, it differs greatly from the former in floor plan organization and rear yard open space function.

Two distinct floor plans combine to create a consistent street facing edge with diverse rear yard relationships. One plan embraces a central courtyard while extending the front of the house to the garage. The other plan separates the garage from the carriage flat by an L-shaped rear yard that extends to the alley. This composite grouping creates an enriched private space environment behind the public streets.

### 11.5.2 Floor Plans

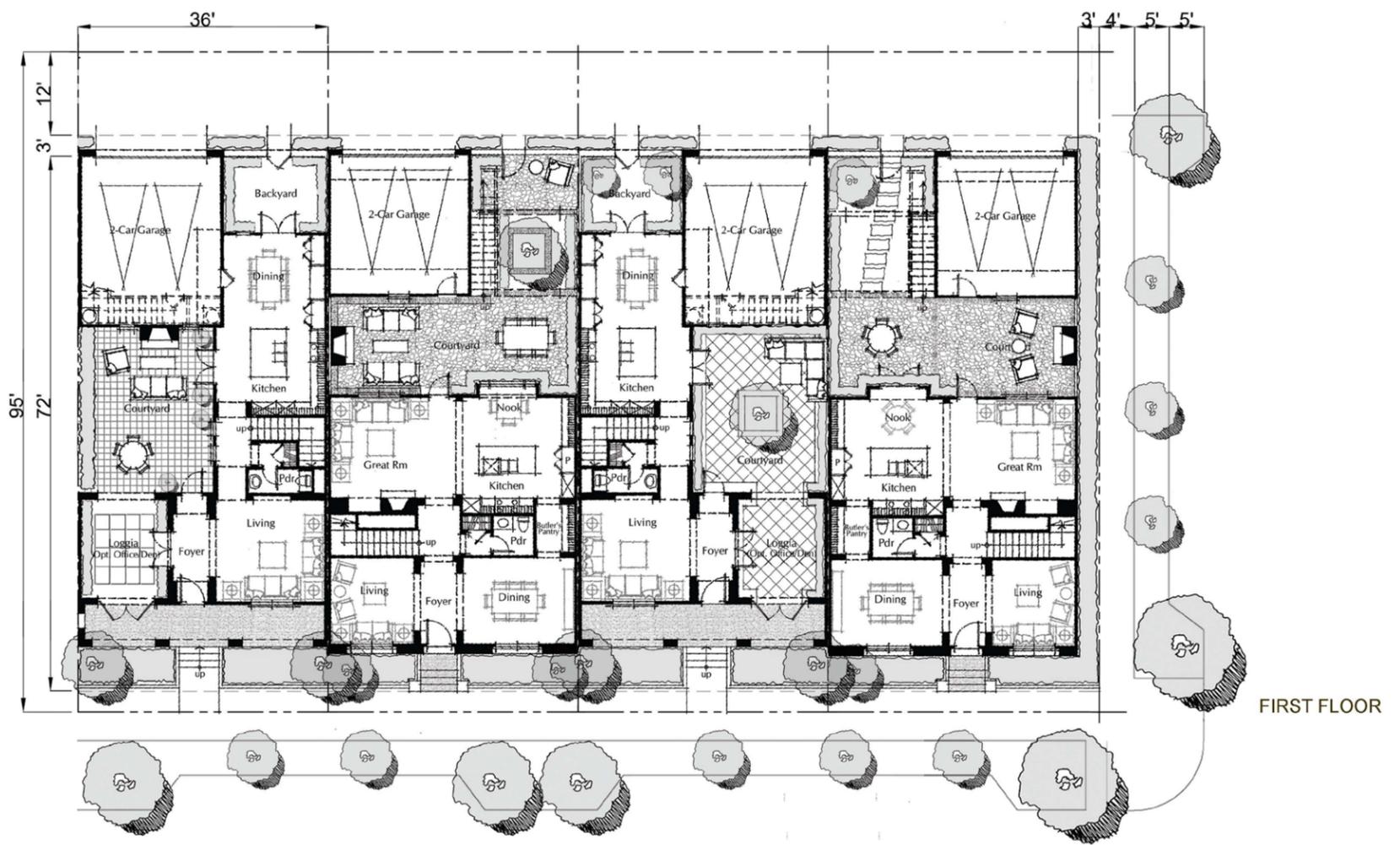
The 36-foot-wide Rowhouse Product has two floor plans which combine to create a 4-unit building. The smallest plan is organized as a 2-story patio home with 3-bedroom, 2.5-bath plus Casita (over garage) at 3,335 square feet. The largest is a 3-story, 3-bedroom, 3.5-bath home with detached Carriage flat at 3,508 square feet. The third floor of this unit is composed of a bonus room and covered viewing deck.

### 11.5.3 Architectural Elevations and Street Scene

The elevation, in Exhibit II.11-5, presents four homes side-by-side, with each unit exemplifying its own identity within the whole. Similar to the 24-foot-wide Rowhouse, these homes are primarily 2-story in scale, with a corner unit having a third-floor living space and deck. They have a more stately formality than the former due to their increased size and floor plan organization, and exhibit familiar features such as wood balconies, decks, dormers and porches. Architectural expression and materials are within the Southern California dialect of understated homes coupled with refined detailing, and the building as a whole reflects traditional town comfort and individual variety.

### 11.5.4 Building Elevations

Building height for the 36-foot-wide Rowhouse Product varies from 36 feet to 45 feet, depending upon location in either the L or LM Residential Districts.



## 11.6 Compound Home

### 11.6.1 Character

The Compound Product provides a unique alternative to traditional single family living. It is essentially composed of three separate elements: a main house, a guest house, and a 2-car garage with a carriage flat on the second floor. These elements are arranged in close relationship on a lot size flexible to any number of site conditions and constraints.

Though distinct and separate, the three living quarters are unified through yard walls and landscaping to form a compound, an architectural typology noted by privacy, ownership and individual living opportunities within a defined perimeter. In this arrangement, there is the notion of a built domicile edge without and the quiet garden environs within.

### 11.6.2 Floor Plans

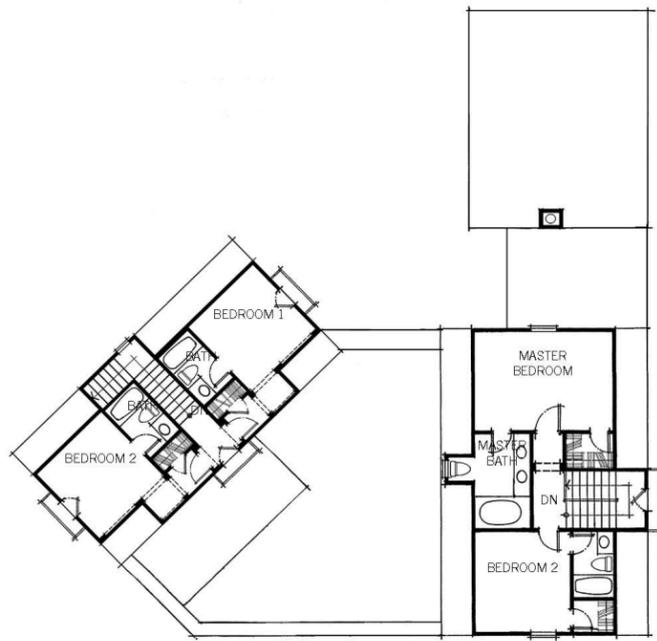
The Main House floor plan is composed of a 2-story, 2-bedroom, 2.5-bath Main residence, with a 1-bedroom, 1-bath detached Carriage Flat Casita over 2-car garage at 2,243 square feet. The Guest House is a 2-story, 2-bedroom, 2-bath residence at 1,323 square feet. Both plans (including the detached Carriage Flat) have opportunities for their own private yard and garden spaces within the compound, or they may share certain outdoor areas as well. As a whole, these plans provide numerous ways in which to live on the ground floor level.

### 11.6.3 Architectural Elevations and Street Scene

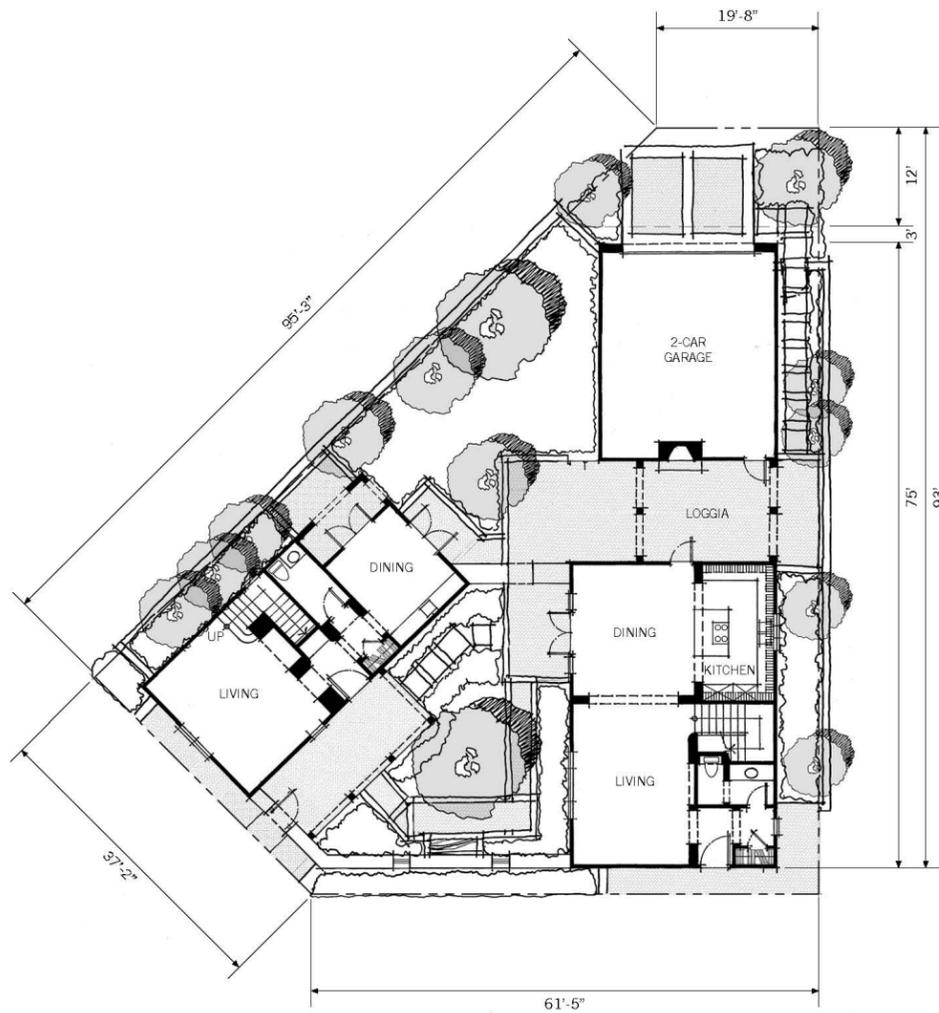
The elevation in Exhibit II.11-6 provides one possibility of expression for the compound. The massing and style are essentially English Cottage in character, yet also show some of the same features which can be found in the immediate neighboring communities. Existing homes in the area have the aspects of a restrained palette, humble 1- and 2-story forms and private gardens, and the Compound House also captures these same characteristics.

### 11.6.4 Building Elevations

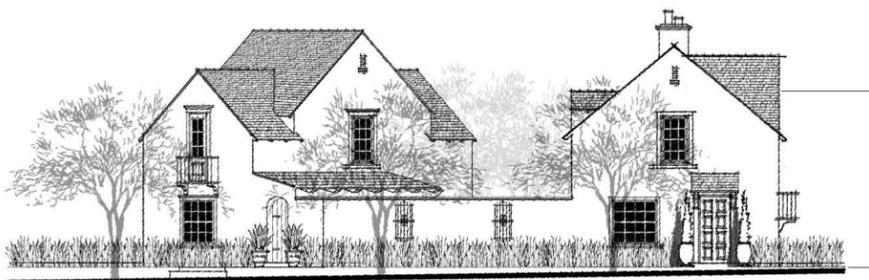
Building height for the Compound House can vary from 36 feet to 45 feet, depending upon location in either the L or LM Residential Districts.



SECOND FLOOR



FIRST FLOOR



MAXIMUM 36' @ RESIDENTIAL DISTRICT - L  
MAXIMUM 45' @ RESIDENTIAL DISTRICT - LM

ELEVATION

## **11.7 Conventional Home**

### **11.7.1 Character**

The Conventional Product is situated on lots 50-foot-wide by 100-foot deep, and are the largest single-family detached homes in this Project. All plans provide major living spaces to the rear and a guest bedroom at front, with vehicular garage access also from the street front. Although the largest plans, they still present an understated presence towards the street by setting back most of the 2-story massing of the residence, allowing the homes to stay consistent with the overall environment of the community.

### **11.7.2 Floor Plans**

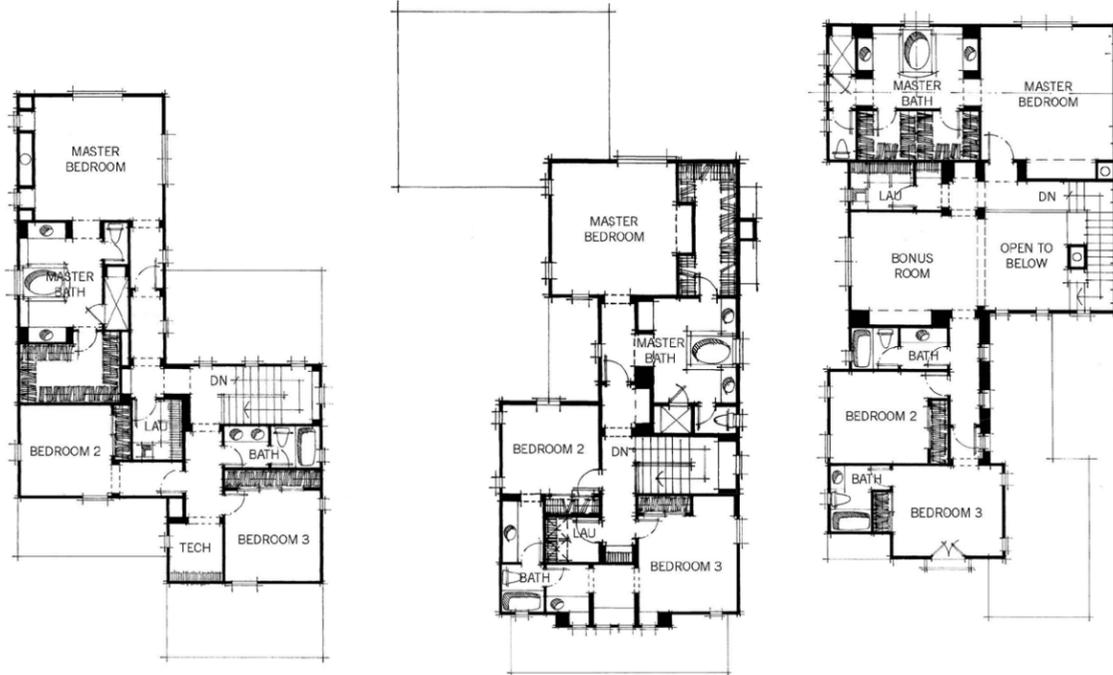
There are three floor plans in the Conventional Product. The smallest plan is a 4-bedroom, 4-bath plus bonus room residence at 3,680 square feet, with generous rear yard and loggia spaces. The middle plan is also a 4-bedroom, 4-bath plus bonus room residence at 3,910 square feet with 2-car garage located at rear with motor court. The largest plan is 4-bedroom, 4-bath plus Bonus Room at 4,025 square feet complete with a private entry court.

### **11.7.3 Architectural Elevations and Street Scene**

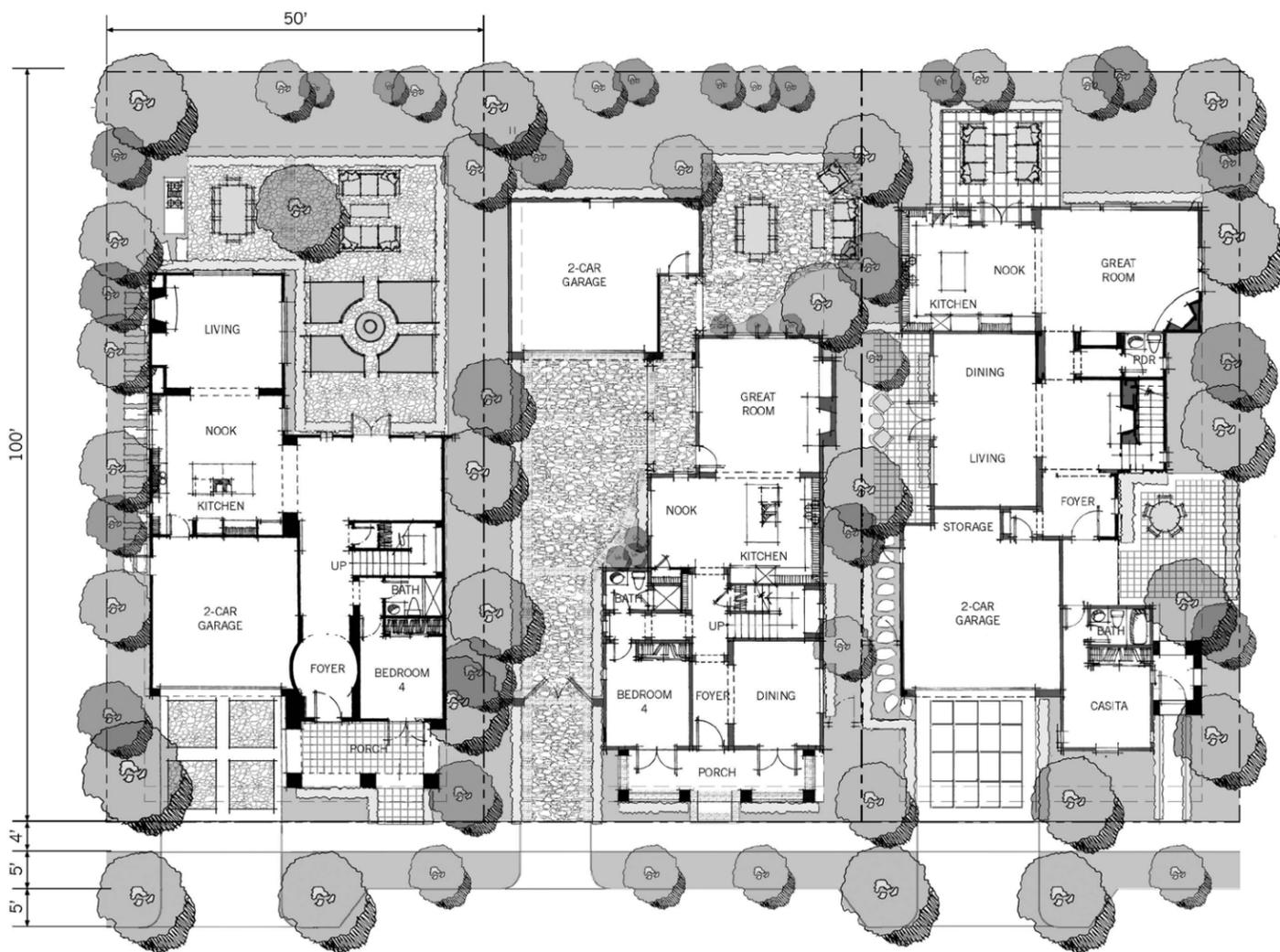
The elevation in Exhibit II.11-7 shows the three homes and their respective features. The notion of open air living to the street is prevalent in the homes through the use of second-floor decks, balconies, porches, and covered passages. The stylistic expression falls within the “Beach Cottage” aesthetic, typified by steep roof pitches, staggered roof massing, dormers, and wood feature details. The elevations project informality, and are articulated and well composed.

### **11.7.4 Building Elevations**

Building height for the Conventional Product can vary from 36 feet to 45 feet, depending upon location in either the L or LM Residential Districts.



SECOND FLOOR



FIRST FLOOR



ELEVATION

## 11.8 5-Story Flat

### 11.8.1 Character

The 5-Story Product offers a progressive answer to standard high density living by responding to the Site with an urban typology, thus creating a sense of place and identity for each building and unit. Individual buildings are serviced by two levels of subterranean parking, and are composed of five levels of stacked flats arranged around an interior courtyard.

Pedestrian entry to the building is gained through lobbies at the ground floor; however, first-floor units also have the possibility of pedestrian access, which allows the potential to have small commercial or live/work spaces at ground level. This Product establishes a town identity within the community, and is defined by urban living and viable commercial activity.

### 11.8.2 Floor Plans

There are two basic floor plans in this building; however, there are many ways to reconfigure the size of individual dwellings. Plan 1 is a 1-bedroom, 1-bath unit at 1,035 square feet, and Plan 2 is a dual master 2-bedroom, 2-bath unit at 1,380 square feet. Each unit is provided a generous, functional open deck space.

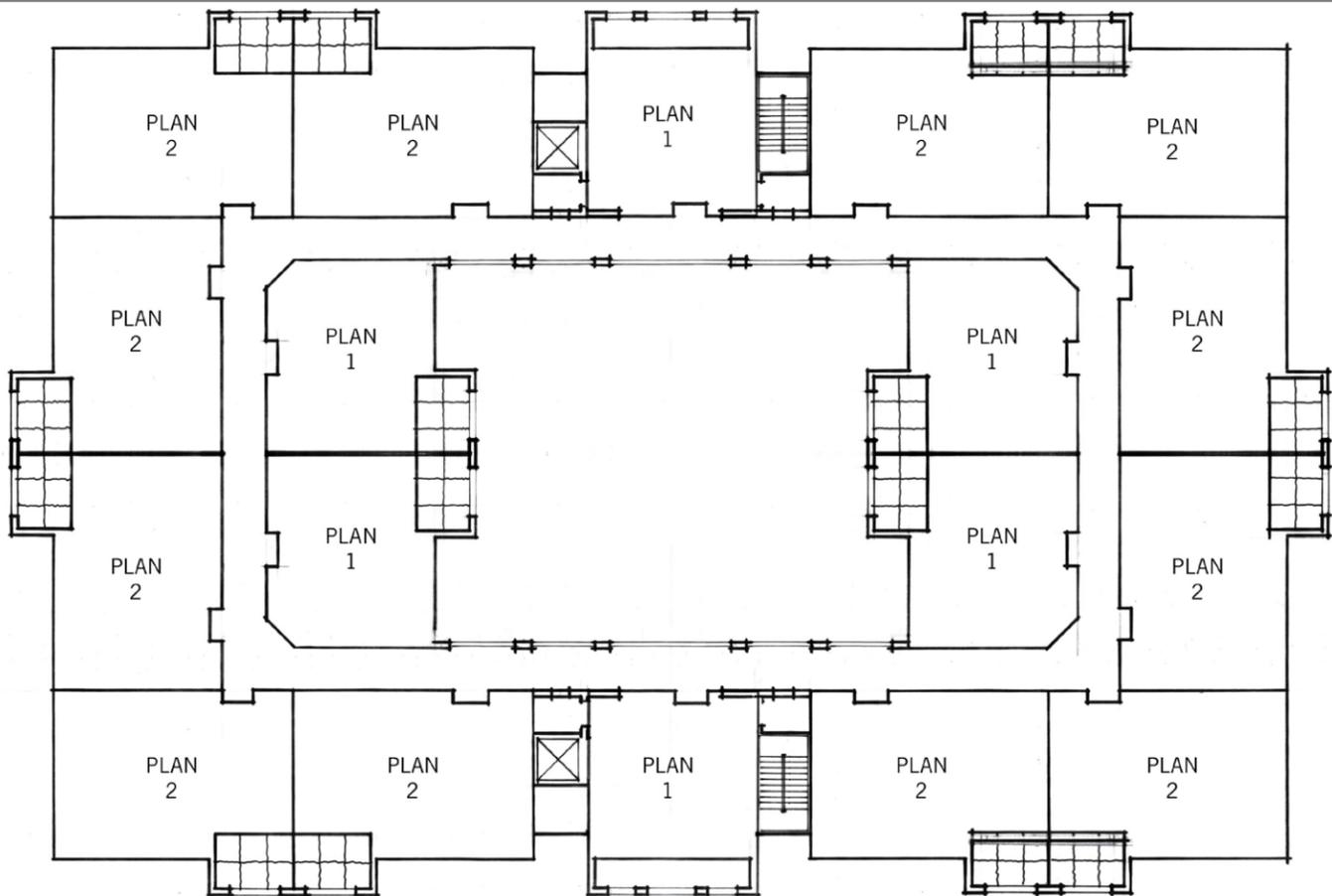
### 11.8.3 Architectural Elevations and Street Scene

The elevation, in Exhibit II.11-8, describes a 5-story building modulated and developed as an urban streetscape with a pedestrian base, varied massing, and hierarchy of detail. The façade is composed whereby individual building fronts combine to create an elevation rich in scale and visual interest, articulated by iron balconies and varied window details.

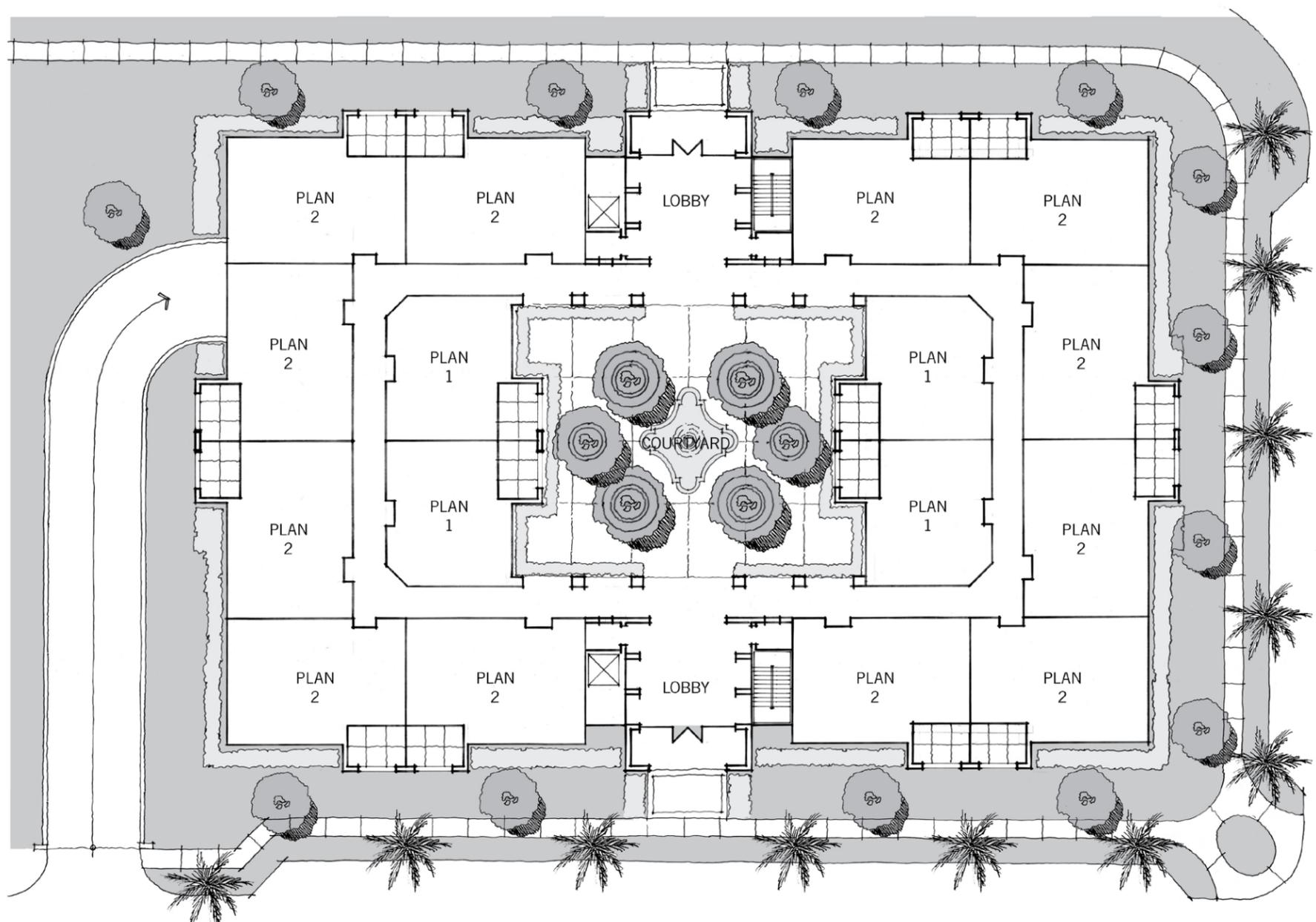
Exterior decks on the front add depth, and provide pedestrian points of entry at ground floor. As a whole, the 5-story product can be described as a distinct building type within this community, and an extension of the surrounding cities, unique in concept and consistent in form and lifestyle.

### 11.8.4 Building Elevations

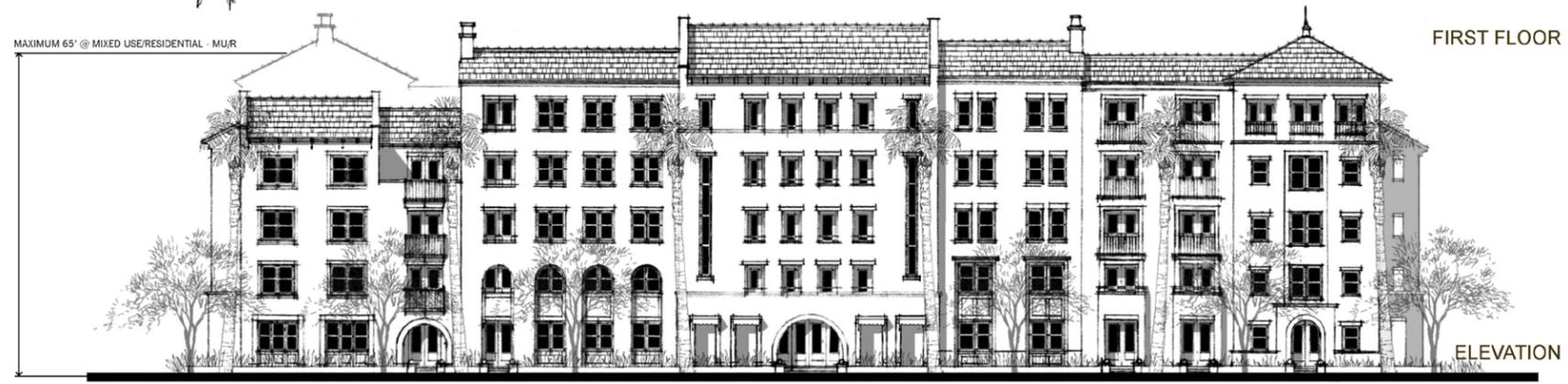
Building height for the 5-story Product is within the 65-foot limit as defined in the MU/R District.



TYPICAL FLOOR ABOVE



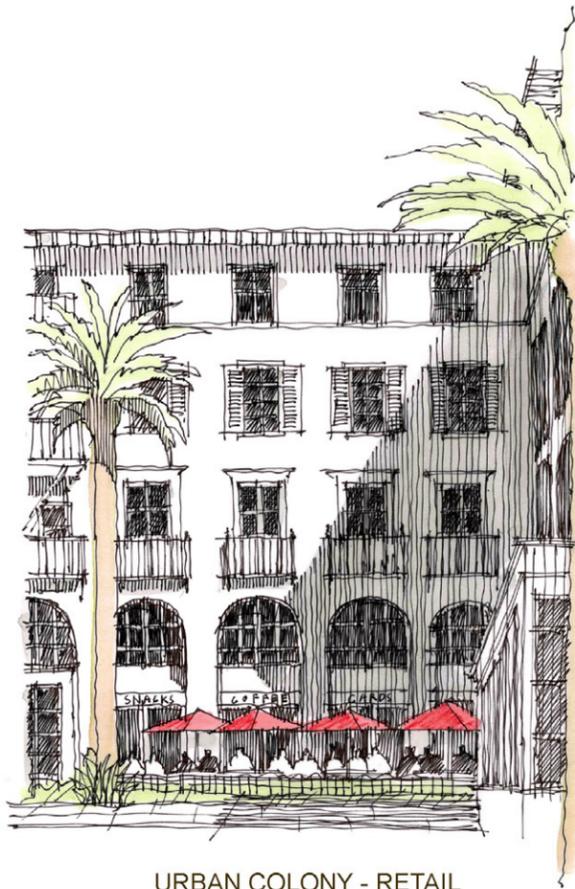
FIRST FLOOR



ELEVATION



URBAN COLONY - VILLAGE GREEN



URBAN COLONY - RETAIL

## 11.9 2- to 4-Story Flat

### 11.9.1 Character

The 2- to 4-Story Flat Product provides resort - style living and comfort with buildings that maximize the potentials of view and open air living. Individual buildings are serviced by one level of subterranean parking below, and are composed above ground by four flats at each level that are organized about an interior lobby and atrium.

The flats occupy the corner of each level, thus gaining access to generous amounts of light and the opportunity to have spacious exterior decks on either side. The corner location of these units also gives each flat access to multiple views and vistas of the surrounding area, enhancing the living experience and creating more visual space between buildings. It is through this view potential that the 2- to 4-story Flats achieve their unique identity.

### 11.9.2 Floor Plans

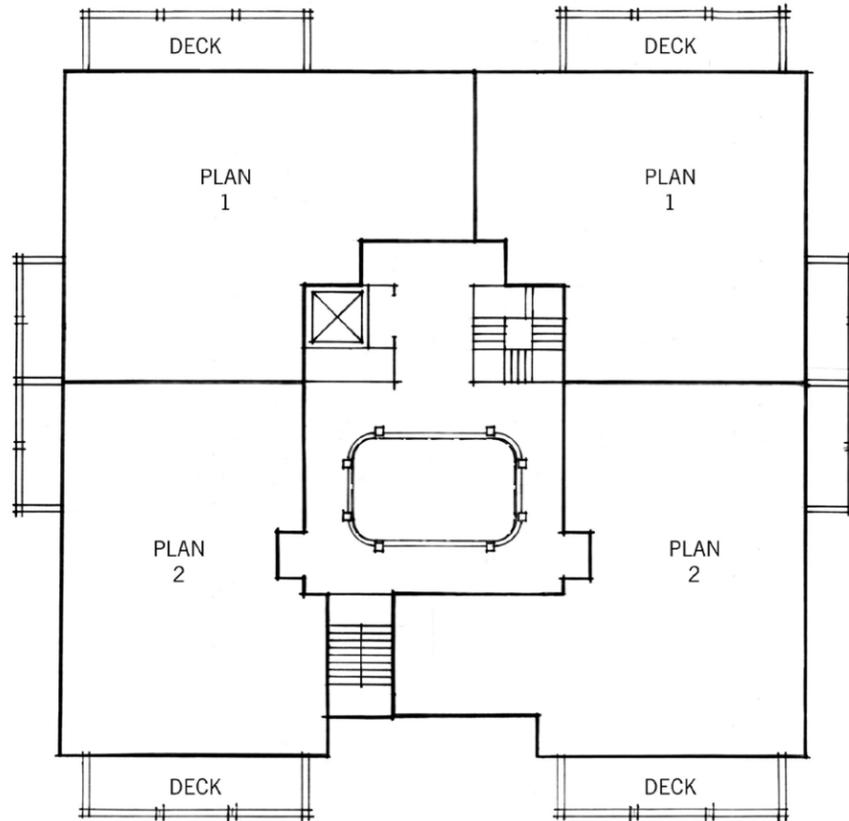
The 2- to 4-story Flat building is composed of two floor plans, each of which is 2 bedrooms, 2.5 baths, and is 1,639 square feet and 1,679 square feet respectively. Each plan has access to generous deck space on two sides, which creates the true indoor/outdoor living experience.

### 11.9.3 Architectural Elevations and Street Scene

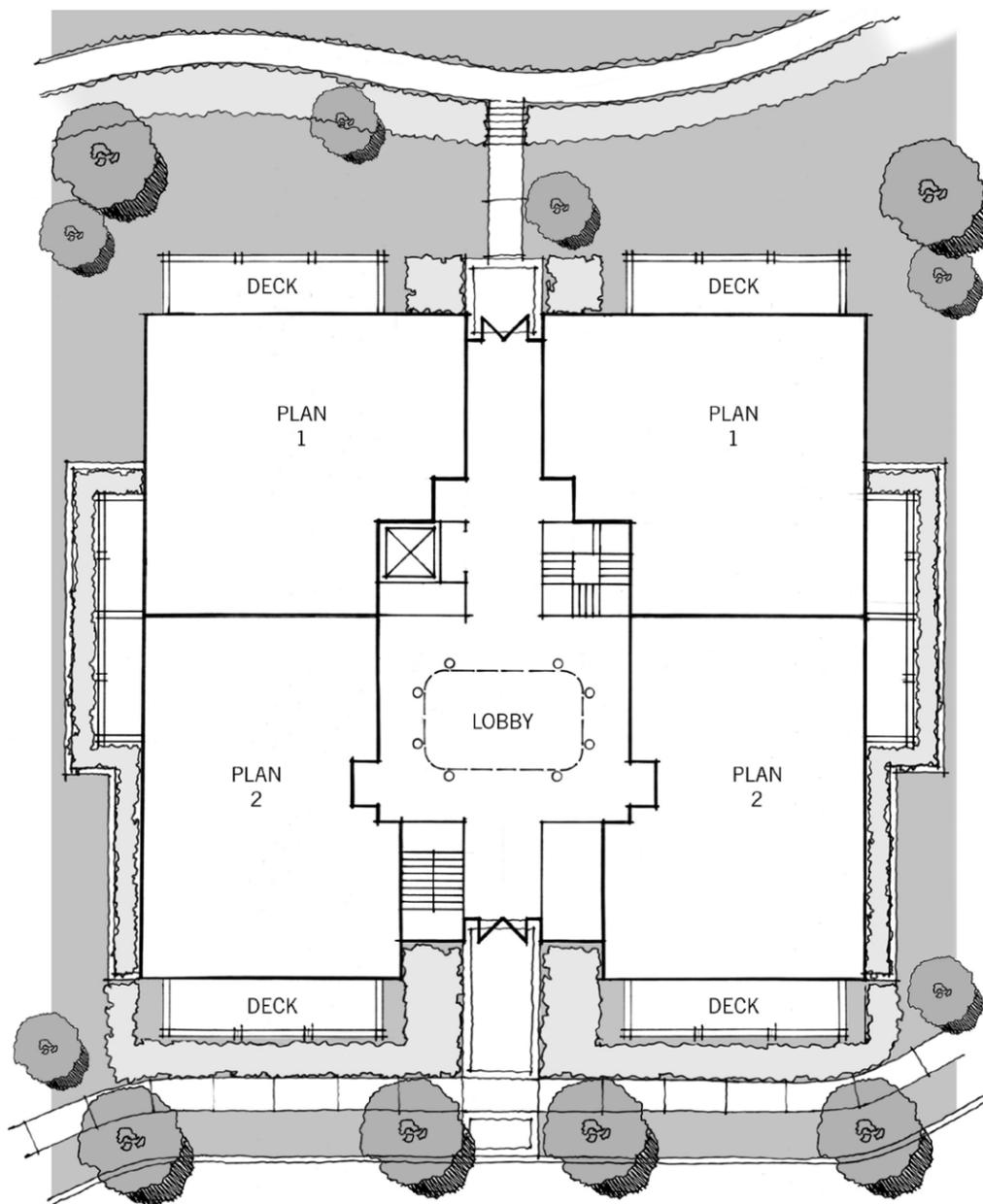
The elevation, in Exhibit II.11-10, describes these buildings both in form and style and relates directly to the adjacent Hotel/Resort complex to the east. The basic expression is derived from the East Coast Shingle Style, an architectural type that originated in the areas around Chesapeake and Newport Bays. Marked by steep roof planes, wood balconies and feature details, and simple window expressions it is a style that embodies sculptural mass and balance, and is a perfect expression for these buildings and their inherent lifestyle.

### 11.9.4 Building Elevations

Building height for the 2-4 story Flats is within the 50-foot limit as defined by the VSR/R district.



TYPICAL SECOND FLOOR



FIRST FLOOR



ELEVATION

## 11.10 Resort

### 11.10.1 Character

Located on a prominent bluff overlooking the ocean and Pacific Coast Highway, the Resort occupies a pivotal location for this community and establishes a true visual symbol for the surrounding areas. Envisioned in the Shingle Style, an East Coast based expression originating in the Chesapeake and Newport Bay areas, the Resort utilizes a mixture of view openings punctuated by dramatic tower forms to create a complex that is ordered yet easily adaptable to its site.

Various wings of the building combine to embrace an enclosed court and splay out in capturing views, providing a handsome mixture of entry procession and activity while also retaining an intimate sense of scale. The overall effect is of a grand informal estate perched on the hill and open to the community.

### 11.10.2 Floor Plans

Approaching the front entry of the Resort, one passes through a dramatic vehicular portal flanked by two towers, gaining entrance to a large circular motor court defined by the wings of the Resort. Visitor parking is gained upon entry by a ramp leading to two levels of subterranean parking below. The entry court is bordered on the west edge by the spa, the east by the restaurant and kitchen, and on the south by the resort lobby. A separate service court and facility is easily accessed from the main road adjacent to the west wing. From the vehicular entry court, the wings of the Resort then open up to towards

the Site edge, embracing both a pool and gardens and maximizing its potential to the views. Seventy-five (75) guest rooms are accommodated in the Resort, and are located on the first level adjacent to the rear pool court and on the second and third levels over the various wings of the building. All rooms have visual sightlines to the ocean, as does the 1st level lobby and restaurant areas.

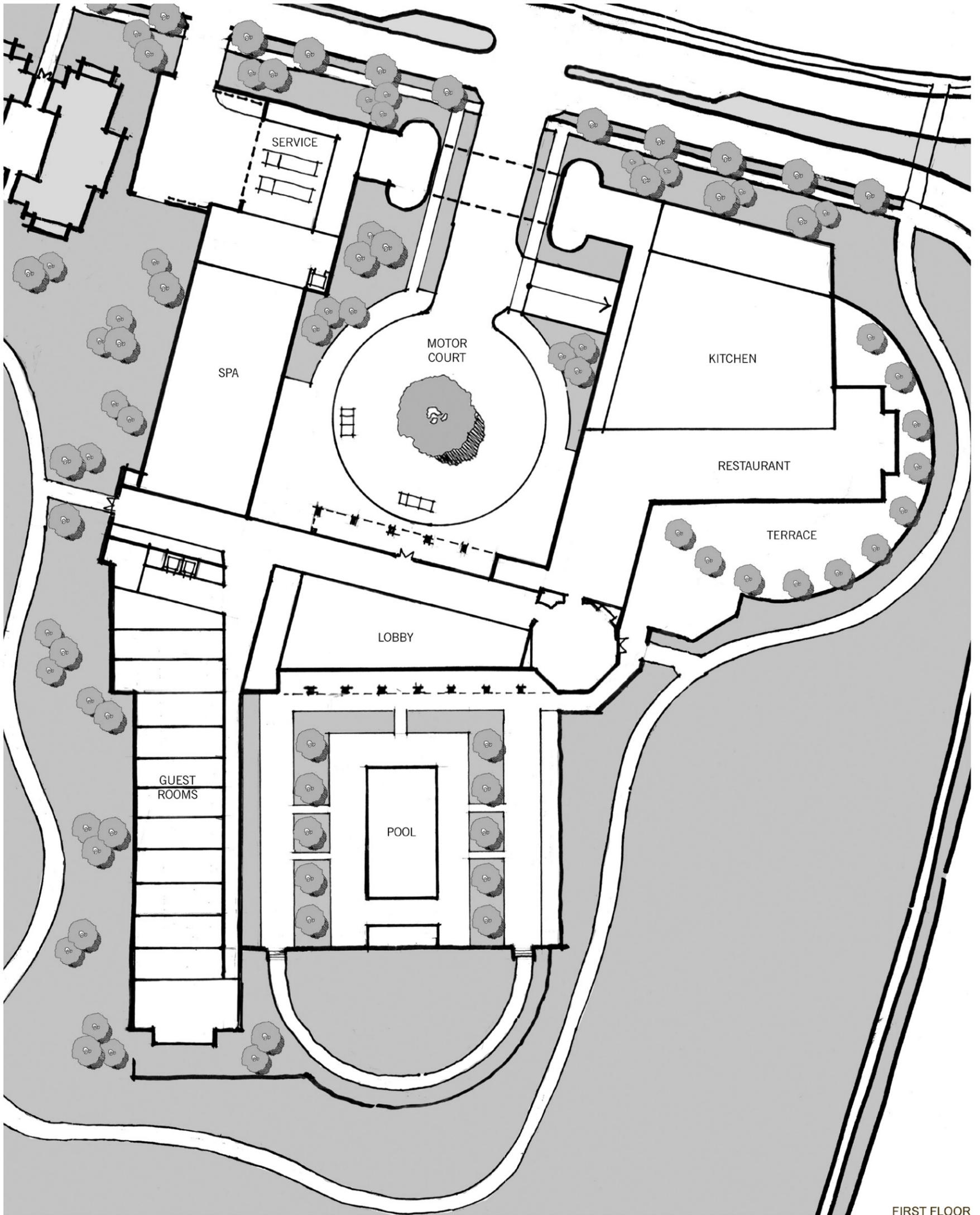
### 11.10.3 Architectural Elevations and Street Scene

As illustrated in Exhibits II.11-11 and II.11-12, the Resort captures the aesthetics by embodying both order and informality, creating a defined entry courtyard space yet able to respond to the Site with building wings and forms which capture and punctuate views.

The exterior qualities of this complex are represented by sculptural drama and a relaxed variety of features, a perfect expression for the Resort and its bluff top location. Dormers, arches, towers, balconies and chimneys combine to evoke the regional charm of the East Coast, and describe the major tenets of this style.

### 11.10.4 Building Elevations

Building height for the Resort is within the 50-foot limit as defined by the VSR/R district.



FIRST FLOOR



ELEVATION



RESORT VIEW FROM PACIFIC COAST HIGHWAY



RESORT ARRIVAL

## 11.11 Master Color Palette

### 11.11.1 Intent

The master color palette for Newport Banning Ranch is intended to complement the natural open space and habitat areas, as well as existing neighborhoods, that frame the community, while providing colors appropriate to the architectural scale and character of the different land use areas

This section illustrates field colors as well as trim and accent colors. It includes colors that will be used for roofs, the character of gates, walls, and fences, examples as to the types of hardware and details that will be used, and the architectural character of the Urban Colony along the eastern edge of the community.

### 11.11.2 Field Colors

As shown generally on Exhibit II.11-13, Field Color Palette, the wall elevations and other primary surfaces that comprise the architectural fields within the community will use organic, neutral, and classic colors that are found in nature, and tend toward the wheat, khaki, taupe, cool slate grays with some light and darker warmer grays, seashell, light olives, wood tones of tan and light sienna and similar plant and colors and tones. Some use of light yellows like light goldenrod and some variations on brick red may also be used.

These field colors for Newport Banning Ranch will represent an range of historically based, earth colors that blend will with coastal sage scrub, natives grasses, and other natural vegetation.

As shown on the architectural examples, the field colors can be used within the various villages and colonies that comprise the community to create a blended sense of individuality and complementing diversity.

### 11.11.3 Trim and Accent Colors

Trim and accent colors are illustrated in Exhibit II.11-14. These are generally stronger and darker than the field colors, and will inject focal points and contrast into the color palette. Colorful front doors, shutters, and trim punctuate the architectural streetscape and walkways.

Colors will include dark greens, dark blues, black as well as white, medium and dark warm grays, chocolates, dark browns, saddle browns, and medium and darker brick reds.

### 11.11.4 Roof Character and Colors

The roofs at Newport Banning Ranch will be composed of a wide variety of materials but within a narrow color range. This approach will help ground the community and add continuity to the overall architectural color palette.

While there will be noncombustible materials utilized in any roofing with Newport Banning Ranch, the color of naturally aged wood shingles was the inspiration of the roof color palette.

**11.11.5 Character of Gates, Walls and Fences**

Gates, walls, and fences will play a variety of important design functions within the Newport Banning Ranch community, and will add richness, unity, and personality to each home and neighborhood

As illustrated in the examples contained in Exhibit II.11-16, brick, stone, and wood elements will allude to a continuum of earlier time periods, and thereby an intended timeless quality. Some use of glass to maintain views and minimally visible pulled wire for fencing in habitat areas is also anticipated for special situations. The use of metal or composite material to emulate wood may be necessary in areas exposed to wildfire hazards from adjoining native habitat areas.

**11.11.6 Hardware and Details**

As shown in Exhibit II.11-17, decorative iron, bronze and copper hardware, finials, weather vanes, chimney caps, lanterns, door knockers are examples of architectural details that will help make houses into homes, and the resort and urban colonies into retreats and welcoming living spaces.

A diverse array of details and accessories will be provided and encouraged from future residents, to create a place that is a unique and lively visual experience for both residents and visitors.

**11.11.7 Urban Village Character**

The Urban Village areas along the eastern edge of the community, especially at 17<sup>th</sup> Street, provide a gateway in the community.

As illustrated in Exhibit II.11-18, the character of these areas will combine higher density residential, commercial, mixed-use, and potential live/work units that will be inviting and alive, allowing Newport Banning Ranch and other nearby residents with convenient pedestrian access to commercial goods and services to meet everyday needs

The colors and materials will be complementary with natural and urban edges as appropriate, with color and texture used to create a pedestrian scale that is both aesthetically pleasant and sufficiently engaging and lively at the ground level for residents and visitors to successfully navigate and enjoy.