

## 3 DEVELOPMENT PLAN

### 3.1 Project Objectives

The following are the Landowner/Master Developer's objectives for the Newport Banning Ranch Planned Community:

1. Provide a residential-scale village project that is consistent with the Newport Beach General Plan that was adopted by the City Council on June 26, 2006 and approved by the voters on November 6, 2006, including:
  - a. Preservation of a majority (minimum 50%) of the land in open space.
  - b. Accommodation of a maximum of 1,375 residential units, including single-family detached, attached, and multi-family units to provide a range of choices and prices for future residents;
  - c. Accommodation of a maximum of 75,000 square feet of retail commercial oriented to serve the needs of local and nearby residents; and
  - d. Accommodation of a maximum of 75 overnight accommodations in a small boutique hotel, "bed and breakfast, or other configuration.
2. In providing a reduced-scale project compared to the pre-2006 General Plan, it is recognized that a corresponding amendment to the Orange County Master Plan of Arterial Highways (MPAH) and the City of Newport Beach Master Plan of Streets and Highways (MPSH), which must remain consistent with the MPAH, is required for implementation of Newport Banning Ranch PC Development Plan. These amendments are summarized below by roadway.<sup>(1)</sup>
  - a. Bluff Road:
    - (1) Delete the segment between 19th Street and 17th Street.
    - (2) Modify the segment between 17th Street and 15th Street from a Primary arterial to a Secondary arterial. The project will reserve the right-of-way for Primary arterial designation but will construct a two-lane divided/augmented Collector arterial.
    - (3) Modify segment between 15th Street and West Pacific Coast Highway from a Primary arterial to a Secondary arterial.

<sup>(1)</sup> See "Focused Circulation Evaluation; Newport Banning Ranch," prepared by LSA Associates, June 2008, in Volume III of Technical Appendices.

- b. 17th Street: Delete the segment between Bluff Road and West Pacific Coast Highway, which was a second connection to Pacific Coast Highway through the environmentally sensitive middle of the Newport Banning Ranch Site.
  - c. 15th Street: Delete the segment between Bluff Road and West Pacific Coast Highway, which was a second connection to Pacific Coast Highway through the environmentally sensitive middle of the Newport Banning Ranch Site.
3. Provide a project that is consistent with the City of Newport Beach Zoning Ordinance, recognizing that two minor amendments are being requested by the Landowner/Master Developer in conjunction with this Planned Community Development Plan:
- a. An amendment to the City's Zoning District Maps to formally identify and describe by legal description the entire Project Site, including currently unincorporated land within the City's Sphere of Influence, as the "Newport Banning Ranch Planned Community," consistent with the Newport Beach Zoning Map which already designates the Site as "Planned Community No. 25."
  - b. An amendment to the Height Limitations Zone Map in Chapter 20.65, Height Limits, of the Zoning Code to permit heights within NBR's Mixed-Use/Residential Land Use District to be increased from a maximum of 50 feet to a maximum of 65 feet, to be more consistent with the 80 feet permitted by the City of Costa Mesa in their adjacent "Mesa West Bluffs Urban Plan."
4. Provide for a project that, through various means, including the consolidation of oil wells and other petroleum-related facilities within limited geographic areas on the surface of the Site, accommodates and is compatible with on-going oil resource extraction and related recovery operations of the subsurface owners/leases.
5. Prepare and implement an Affordable Housing Implementation Plan (AHIP) for the project, consistent with the Housing Element of the City General Plan. This AHIP should satisfy project requirements preferably through on-site rental housing or, if not feasible, through other means permitted within the Housing Element.
6. Provide a project that is consistent with the California Coastal Act of 1976 and is compatible with the City of Newport Beach Local Coastal Program's Land Use Plan Policies.

7. Provide a staged offer of dedication for public open space habitat areas, with phased acceptances that correlate with phased abandonment, remediation, and rehabilitation of open space areas as outlined in the Habitat Restoration Plan (HRP) and the progressive development of residential, commercial, and visitor-serving areas, to ensure full and economically feasible implementation of the Project.
8. Protect and preserve the candidate open space areas through the implementation of the comprehensive Habitat Restoration Plan designed to restore, conserve, and manage the habitat resources of the Planned Community area in a manner that promotes their long-term viability and sustainability.
9. Open new public access opportunities to the coastal zone by providing public open space adjacent to coastal wetlands, and by providing a public community park, a bluff-top park, and other public open spaces, as well as associated public parking.
10. Increase public access to the coastal zone by providing public trails and trailheads/staging areas within both the Lowlands and Uplands, and along the coastal bluff with views toward the wetlands, the ocean, and Newport Harbor.
11. Design a multi-faceted public parks and trail system with facilities that capture the passive beauty and view potentials of the Site, while ensuring significant active recreation for residents and visitors.
12. Provide vehicular and pedestrian access from the Project Site to the City's proposed Sunset Ridge Park to the east.
13. Provide for public trail linkages through the Site that will connect the Site with the existing adjacent Santa Ana River Trail.
14. Improve and enhance the drainage courses that traverse the Site to provide for higher water quality and habitat conditions than presently exist.
15. Implement a water quality management program that will improve the water quality of urban runoff from off-site and on-site sources prior to discharging into the Lowlands, Santa Ana River, Semeniuk Slough, and/or ocean.
16. Provide for visitor-serving uses, including an inn or hotel with views of the Pacific Ocean.
17. Create diverse residential villages/colonies that provide for a mix of architectural styles and densities which, in turn, offer more housing opportunities to a wider variety of households.
18. Locate the more urban and mixed land uses along the eastern edge of the Site, where the high densities and building heights will complement the City of Costa Mesa's "Mesa West Bluffs Urban Plan."
19. Provide neighborhood commercial and restaurant opportunities for existing nearby and future residents that will help reduce trips and trip lengths within the area.

20. Use a variety of techniques to provide a “Green Community” that is not only attractive and functional, but green and sustainable beyond current “business as usual” government requirements.
21. Utilize green roads, open space systems, and innovative fire management solutions that are responsive to preserving and creating sensitive habitat areas while providing fire-resistant restoration and creation within denuded/invaded and degraded habitat areas.
22. Provide roadway improvements to improve regional circulation access and minimize impacts to the existing circulation system.
23. Use attractive and efficient roadway alignments, cross-sections, and median/roundabout details to disperse traffic among various adjacent and nearby roadways and proposed access points (e.g., West Coast Highway and 15<sup>th</sup>, 16<sup>th</sup>, and 17<sup>th</sup> Streets) and thereby reduce potential impacts on surrounding neighborhoods.
24. Propose a project that provides fiscal benefits to the City of Newport Beach and other applicable public agencies, including:
  - a. New sales taxes, property taxes, and transient occupancy taxes (TOT) that will accrue to the City, as well as certain revenues to the County of Orange, and certain special (e.g., school) districts.
  - b. The preservation and dedication of open space areas and a public trail network that helps implement local and regional plans.
  - c. A visitor-serving resort area and mixed-use residential village that provides commercial, residential, recreation, visitor-serving, and open space opportunities for residents and visitors – thus reducing dependence on the automobile and local roadways, and encouraging pedestrian and bicycle circulation.

### 3.2 Project Concept

In its design, Newport Banning Ranch is envisioned in the traditions of old Newport Beach as a cluster of distinct villages and colonies 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 to calm traffic while opening 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. Perimeter bluff walks allow multifaceted views in almost every direction, with intermittent interpretive signposts that educate the resident and visitor of the important natural systems nearby. The landscape is an eclectic overlay of native and sympathetic coastal California materials that frame and protect the sensitive habitat of the region. A complex hierarchy of trails and footpaths safely link regional and local destinations to the wonders of the sites upland and lowland resources. Special attractions and focal points are built into the public parks and bluff-top landscape to make this place both welcoming and memorable for visitors from far and near.

### 3.3 Development Plan and Table

The Planned Community (PC) Development Plan and Planned Community (PC) Development Table are provided as Exhibits 3-1 and 3-2, respectively.

As shown, the PC Development Plan is composed of diverse land use districts carefully assembled and designed to provide for the redevelopment of the existing 65-year oil field into an environmentally-sensitive and sustainable village as called for in the City's General Plan.

The plan will retain most of the existing natural landforms and preserve more than fifty (50) percent of the Site in open space, much of which will be restored as a mosaic of high-functioning upland and lowland native habitat.

The Development Plan is composed of five major land use categories or districts:

- **Open Space Districts**, which include Lowland and Upland Open Space as well as public interpretive trails and facilities, public parks and recreation areas, and temporary oil facilities areas, where currently active wells and operations can be consolidated so that the remainder of the Site can be remediated, protected, restored, and/or redeveloped. Ultimately, upon the cessation of oil operations, these oil operations and consolidation sites will themselves be abandoned and remediated, and will then revert to some form of open space.

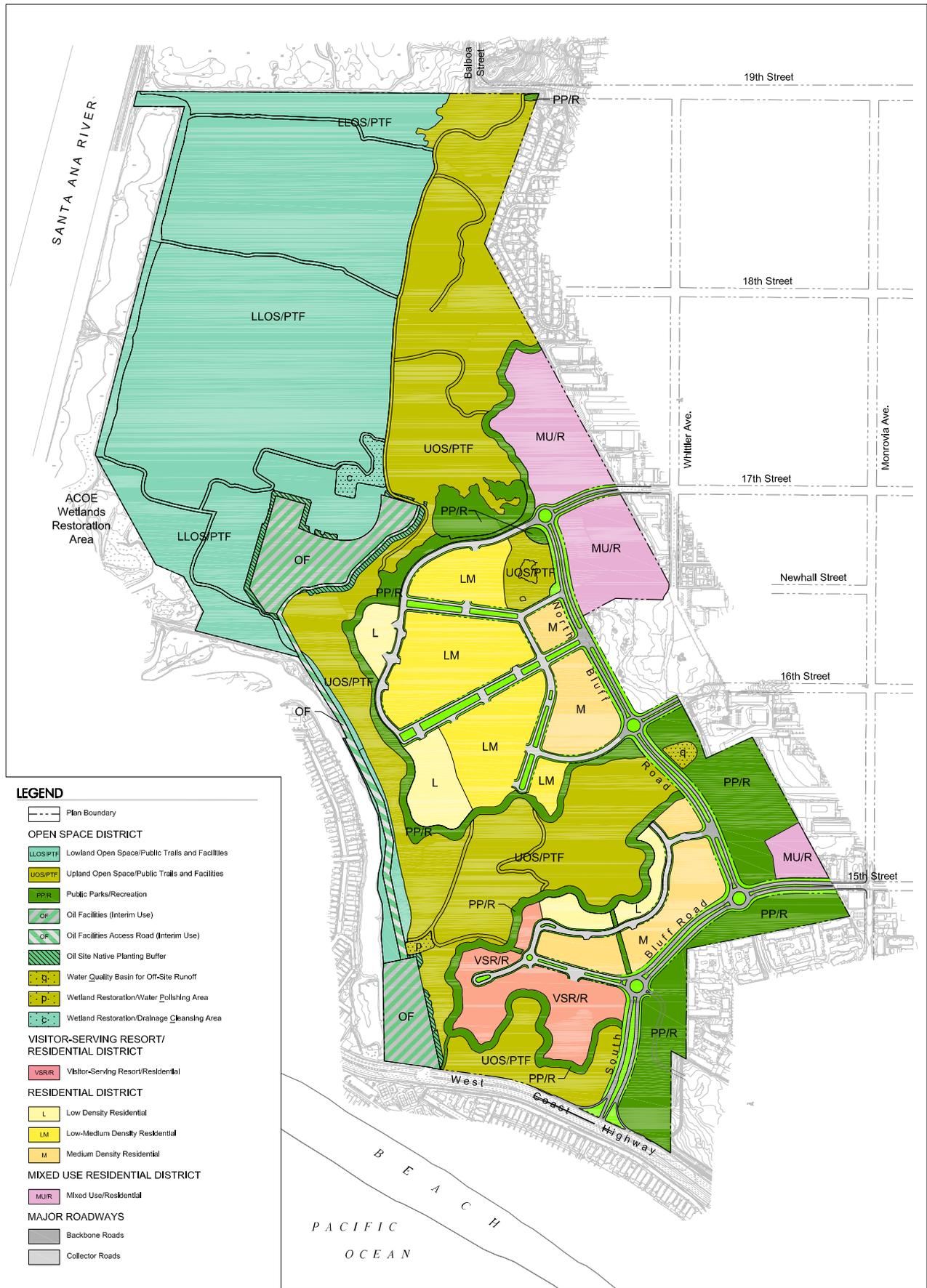
- **A Visitor-Serving Resort/Residential District**, including a maximum 75-room coastal inn with restaurants, a spa, and other complementary visitor-serving commercial uses, as well as residential units that may share in the facilities and amenities of the resort.
- **Residential Districts**, including Low, Medium-Low, and Medium Density residential areas, and accommodating detached and attached single-family homes, as well as multi-family townhomes, condominiums, and apartments.
- **Mixed-Use/Residential District**, accommodating multi-family townhomes, condominiums, and apartments along the eastern edge of the community, where mixed-use and higher densities and building heights would be compatible with redevelopment plans of the City of Costa Mesa.
- **Green Backbone Roadways**, including 3-lane enhanced collectors and 4-lane custom arterials to serve both Newport Banning Ranch and residents of the surrounding communities.

Sections 3.4 through 3.8 describe each of the land use districts in more detail.

### 3.3.1 District Acreage and Planned Dwelling Unit Refinements

The boundaries, acreages, and dwelling units shown Exhibits 3-1 and 3-2 are subject to refinement with more detailed site planning as explained generally below and more fully in Chapter 8:

1. The Land Use District boundary lines and acreages identified on the PC Development Plan and PC Development Table are estimates based upon current information and a generalized level of mapping. Refinements to the Land Use District boundaries/acreages and Planned Dwelling Units and Commercial Square Footage are expected to occur with future and more detailed mapping, architectural design, and engineering. For this reason, Land Use District acreages shown on the PC Development Table may be refined up to fifteen (15) percent when more accurate information becomes available and is submitted with Master and/or Project Site Plans and Tentative Tract Maps.
2. No proposed Land Use District boundary line adjustment shall result in a decrease of area within the Lowland Open Space/Public Trails and Facilities District below a minimum of 130 acres, or the Upland Open Space /Public Trails and Facilities District below a minimum of 90 acres.
3. Planned Dwelling Units shown on the PC Development Table may be refined provided that the revision is: a) consistent with the Maximum Permitted Density for the Land Use District; and, b) any proposed increase in Planned Dwelling Units in one District is fully offset by a corresponding decrease in one or more other District(s), so that the maximum number of dwelling units shown on the Land Use Table never exceeds the maximum of 1,375 dwelling units.



**LEGEND**

- Plan Boundary
- OPEN SPACE DISTRICT**
- LLOS/PTF Lowland Open Space/Public Trails and Facilities
- UOS/PTF Upland Open Space/Public Trails and Facilities
- PP/R Public Parks/Recreation
- OF Oil Facilities (Interim Use)
- OF Oil Facilities Access Road (Interim Use)
- Oil Site Native Planting Buffer
- Water Quality Basin for Off-Site Runoff
- Wetland Restoration/Water Polishing Area
- Wetland Restoration/Drainage Cleansing Area
- VISITOR-SERVING RESORT/RESIDENTIAL DISTRICT**
- VSR/R Visitor-Serving Resort/Residential
- RESIDENTIAL DISTRICT**
- L Low Density Residential
- LM Low-Medium Density Residential
- M Medium Density Residential
- MIXED USE RESIDENTIAL DISTRICT**
- MU/R Mixed Use/Residential
- MAJOR ROADWAYS**
- Backbone Roads
- Collector Roads



Exhibit 3-2

PLANNED COMMUNITY DEVELOPMENT TABLE  
Newport Banning Ranch

LAND USE DISTRICT	GROSS ACRES <sup>(1)</sup>	RESIDENTIAL				COMMERCIAL		OVERNIGHT ACCOMMODATIONS	
		Planned Dwelling Units	Planned Density (DU/Ac) <sup>(2)</sup>	Maximum Permitted Dwelling Units	Maximum Permitted Density (DU/Ac) <sup>(3)</sup>	Planned Commercial Square Footage	Maximum Commercial Square Footage	Planned Overnight Accommodations	Maximum Overnight Accommodations
<b>OPEN SPACE</b>									
LLOS/PTF	Lowland Open Space / Public Trails and Facilities	132	--	--	--	--	--	--	--
UOS/PTF	Upland Open Space / Public Trails and Facilities	96	--	--	--	--	--	--	--
PP/R	Public Parks / Recreation	43	--	--	--	--	--	--	--
OF	Oil Facilities (interim use)	19	--	--	--	--	--	--	--
	<i>Subtotal Open Space</i>	<b>290</b>	--	--	--	--	--	--	--
<b>VISITOR-SERVING RESORT / RESIDENTIAL</b>									
VSR/R	Visitor-Serving Resort / Residential <sup>(4)</sup>	12	185	16	329	28	40,000	75,000	75
	<i>Subtotal Visitor-Serving Resort / Residential</i>	<b>12</b>	<b>185</b>	--	--	--	<b>40,000</b>	<b>75,000</b>	<b>75</b>
<b>RESIDENTIAL</b>									
L	Low Density Residential	12	46	4	95	8	<sup>(5)</sup>	<sup>(5)</sup>	--
LM	Low-Medium Density Residential	32	239	8	442	14	<sup>(5)</sup>	<sup>(5)</sup>	--
M	Medium Density Residential	20	251	12	409	20	<sup>(5)</sup>	<sup>(5)</sup>	--
	<i>Subtotal Residential</i>	<b>64</b>	<b>536</b>	--	--	--	<sup>(5)</sup>	<sup>(5)</sup>	--
<b>MIXED-USE / RESIDENTIAL</b>									
MU/R	Mixed-Use / Residential	21	654	31	972	46	35,000	75,000	--
	<i>Subtotal Mixed-Use / Residential</i>	<b>21</b>	<b>654</b>	--	--	--	<b>35,000</b>	<b>75,000</b>	<b>0</b>
<b>BACKBONE ROADWAYS</b>									
--	South Bluff Road (4-Lane Arterial)	6	--	--	--	--	--	--	--
--	North Bluff Road (2-Lane Enhanced Collector) <sup>(6)</sup>	8	--	--	--	--	--	--	--
--	15th Street (4-Lane Arterial) <sup>(7)</sup>		--	--	--	--	--	--	--
--	16th Street (2-Lane Enhanced Collector) <sup>(6)(7)</sup>	2	--	--	--	--	--	--	--
--	17th Street (2-Lane Enhanced Collector) <sup>(7)</sup>		--	--	--	--	--	--	--
	<i>Subtotal Backbone Roadways</i>	<b>16</b>	--	--	--	--	--	--	--
	<b>Total Project</b>	<b>402</b>	<b>1,375</b>	--	<b>1,375</b>	--	<b>75,000</b>	<b>75,000</b>	<b>75</b>

<sup>(1)</sup> Gross land use acres are measured to centerlines of adjacent local road rights-of-way where such roads are shown on the plan.

<sup>(2)</sup> Planned density (DU/Ac.) within the maximum permitted density and reflecting planned dwelling units as shown on table. See description of Permitted Planning Area and Planned Dwelling Unit adjustments in Chapter 8.

<sup>(3)</sup> Maximum permitted density within the Land Use District.

<sup>(4)</sup> Residential density is computed on the basis of residential units per gross acre within the entire Visitor-Serving Resort / Residential Land Use District.

<sup>(5)</sup> Convenience commercial "corner stores", services, coffee shops/cafes, and similar local businesses may be proposed and shall be permitted within Residential Land Use Districts. Their square footage shall be included in the maximum commercial square footage for the community.

<sup>(6)</sup> Includes half-width rights-of-way from adjacent parcels for small portions of North Bluff Road and 16th Street as shown in Exhibit 3-1.

<sup>(7)</sup> 15th Street, 16th Street, and 17th Street are approximately 1.2, .4, and .8 acres, respectively.

### 3.4 Open Space District

The PC Development Plan provides for approximately 290 acres of Open Space, which comprises approximately 70 percent of the Site. This includes a Lowland Open Space/Public Trails and Facilities District, an Upland Open Space/Public Trails and Facilities District, a Public Parks and Recreation District, and an Oil Facilities District as an interim use.

#### 3.4.1 Lowland Open Space/Public Trails and Facilities District

The PC Development Plan provides approximately 132 acres of Lowland Open Space/Public Trails and Facilities. This Open Space can provide a rich and diverse habitat for birds and other wildlife, including a meadow area in the north for raptor foraging. Public interpretive trails and viewpoints are an integral component of the Lowland Open Space, with connections up and down the Santa Ana River. Finally, the Lowland Open Space is planned to contain wetland restoration/drainage cleansing and water polishing areas that will function as an integral part of the Lowland Open Space.

#### 3.4.2 Oil Facilities District

The oil operations that today blanket much of the 403-acre Newport Banning Ranch will be consolidated into approximately 19 acres: 1) the existing Oil Operations Site near West Coast Highway (that is also used by the City of Newport Beach); 2) the evolving Oil Consolidation Site near the middle of the Lowland; 3) an Oil Access Road as a non-exclusive easement\* that connects the two

\* The easement permits vehicular access and an oil facilities service road, oil lines, and utility connections.

working sites, and native planting buffers surrounding much of the sites to visually soften their appearance from the Bluff Park, public trails, and other areas of the planned community.

#### 3.4.3 Upland Open Space/Public Trails and Facilities District

The PC Development Plan provides approximately 92 acres of Upland Open Space/Public Trails and Facilities. This includes the currently scarred bluff above West Coast Highway, the Large Arroyo that cuts through most of the southern portion of the Site, and the larger northeastern portion of the Site which is composed of a South Upland and a North Upland that flank the Medium Arroyo. Although these areas are heavily disturbed today, they can be restored to high-quality, fully-functioning native habitat overlooking the Lowland. This also includes the Small Arroyo and other small open space areas that are relatively undisturbed and will be protected as they are.

A series of public interpretive trails, footpaths, and overlooks are an integral component of the Upland Open Space/Public Trails and District, and will link with the Lowland interpretive trails, residential areas, and public parks and trails both on- and off-site (see Chapter 4, Parks and Recreation Plan).

### 3.4.4 Public Parks/Recreation District

The PC Development Plan proposes approximately 43 acres of Public Parks and Recreation, comprising a diverse park system to serve residents and visitors alike. The City's acquisition of this park system and the design and improvement of facilities within each of the parks will be coordinated with the City's Parks, Beaches, and Recreation Commission, and addressed in the Pre-Annexation Development Agreement (PADA).

Notable will be the westerly extension of the City's proposed Sunset Ridge Park, providing much needed public access and additional park land as part of Newport Banning Ranch's approximately 22-acre Community Park along Bluff Road, which will serve both local and community-wide recreational needs.

In a less intensive but equally community-serving manner, an extensive approximately 16-acre Public Bluff Park will be improved along virtually the entire edge of the community, including the resort area.

Completing the Public Parks and Recreation District will be a Vernal Pool Interpretive Area near the intersection of Bluff Road and 17<sup>th</sup> Street, and a larger approximately 4-acre Interpretive Nature Center to the north, overlooking the Lowland. The Nature Center will include multiple complementary facilities, which may be owned and/or operated by a public agency or private not-for-profit entity. The Center is planned to be composed of:

1. **Interpretive Visitor Center and Offices.** This facility will contain interpretive areas and office opportunities for the habitat manager, as well as viewing decks and trailheads that connect to the Lowland and Upland interpretive trails.
2. **Native Plant Nursery/Eco-Garden Center.** This facility will demonstrate and provide native plants that Newport Banning Ranch residents can use in their home landscape to ensure compatibility with the Habitat Restoration Plan (HRP). This nursery will be open to the general public.
3. **Eco-Guest Retreat.** A relatively unique feature of the Interpretive Nature Center is proposed to be an Eco-Guest Retreat composed of overnight guest rooms developed on the concept of seasonal yurts (tent-like structures) that allow hardy visitors to more experience habitat in an unconventional and immediate manner. Up to 25 yurts are envisioned.

### 3.5 Visitor-Serving Resort/ Residential District

The Visitor-Serving Resort/Residential District contains approximately 13 acres and, consistent with the General Plan, will provide a maximum of 75 overnight accommodations in an inn format where the design will include an iconic architectural element for the entire planned community.

The Inn's promontory location above West Coast Highway will allow spectacular views of Newport Harbor and the Pacific Ocean, and serve as the design focal point that anchors the public entry statement for the Project.

A spa and wellness center, restaurant(s), and limited visitor-serving commercial facilities are envisioned in conjunction with the Inn.

A maximum of 185 resort-oriented residential units are planned as part of this resort area. These residential units will be conventionally owned but have special opportunities to use the spa and wellness center, restaurants, and other facilities and amenities within the resort area. At the discretion of the individual owners, these residential units may be operated by the Inn as visitor-serving overnight accommodations. The units themselves are not, however, planned to be subdivided as fractional ownerships, timeshares, or other type of deed-restricted or otherwise controlled vacation-oriented units.

It is envisioned that the public bluff-top trail within the resort area will not only provide public views of the Newport Beach coastline, but access to a proposed pedestrian/bicycle bridge over West Coast Highway to connect the resort area and larger community adjacent beachside neighborhoods and sand beaches.

### 3.6 Residential Districts

The Residential Land Use District comprises approximately 64 acres or approximately 16 percent of the Newport Banning Ranch. Different components of the Residential District promote diversity in the type and size of residential units and consist of three Districts described below.

It should be noted that the Residential District permits not only residential units per se, but homeowners association (HOA) and privately-owned (for apartment units) parks and recreation facilities. It also will contain the three allées shown on the PC Development Plan which provide vistas toward the ocean, as well as various landscape focal points and greens within the community which are too small to be eligible for dedication as public parks.

#### 3.6.1 Low Density Residential District

The approximately 12-acre Low Density Residential District is planned for single-family detached homes and may include custom homes on larger individual lots.

#### 3.6.2 Low-Medium Density Residential District

The approximately 32-acre Low-Medium Density Residential District is designated for single-family detached and attached homes at higher densities than the Low Density Residential District.

#### 3.6.3 Medium Density Residential District

The approximately 20-acre Medium Density Residential District is designated for single-family detached and multi-family residential projects. Small convenient commercial sites are permitted in this district to promote pedestrian access and bicycle use in the community.

### 3.7 Mixed-Use/Residential District

The Mixed-Use/Residential District contains approximately 21 acres along the east side of North Bluff Road. It adjoins Costa Mesa's "MesaWest Bluffs Urban Plan Area" (proposed mixed-use redevelopment) to the east, which currently is made up of primarily light industrial developments and mobile home parks.

Consistent with Costa Mesa's MesaWest Bluffs Urban Plan, this will be the most urban environment within the Newport Banning Ranch, but still fully committed to Green Building, with a sustainable landscape and lifestyle.

It is anticipated that the Mixed-Use/Residential District will be composed of 3-, 4-, and/or 5-story attached residential neighborhoods with innovative architecture, creative parking solutions, and on-site recreation centers, with the potential for artist's lofts and commercial development as part of a vertically and/or horizontally integrated mixed-use development.

It is anticipated that this higher density residential area could also accommodate affordable housing units as defined by the City of Newport Beach and described more specifically in the AHIP contained in Volume I of the Technical Appendices, and to be addressed in more detail in the future PADA between the Landowner/Master Developer and the City.

Neighborhood commercial use is permitted within this Mixed-Use/Residential District to provide convenience goods and services within walking distance of on-site and nearby residents.