

6.1 Purpose and Scope

6.1.1 General

This chapter defines specifically permitted and prohibited land uses within the various land use districts that comprise the Newport Banning Ranch Planned Community, as well as the site development standards for land use development with those districts.

The following Chapter 7 provides development regulations that apply to Newport Banning Ranch on a community-wide basis:

1. Section 7.1 contains General Regulations and Requirements;
2. Section 7.2 contains Parking Regulations;
3. Section 7.3 contains Signage Regulations; and
4. Section 7.4 contains Wildland Fire Management Regulations.

Chapter 8 describes the subsequent construction-level permits and procedures required for project development, while Chapter 9 defines how the PC Development Plan itself shall be administered and may be revised over time.

Appendix A sets forth Design Guidelines which need to be considered in conjunction with the permitted uses, site development standards, and community-wide regulations.

6.1.2 Range of Permitted Uses

Section 6.2 of this Chapter sets forth the land uses that are permitted, conditionally permitted, and prohibited within the various land use districts identified in Chapter 3 Exhibits 3-1 and 3-2, the Planned Community Development Plan and Planned Community Development Table, respectively. It also references Interim Permitted Uses and Temporary Permitted Uses, while Section 6.3 identifies Permitted Accessory Uses.

6.1.3 Site Development Standards

Section 6.4 of this Chapter sets forth the Site Developments Standards that apply to the permitted uses within the various land use districts.

6.1.4 Permitted Uses and Site Development Standards within the Mixed-Use/Residential District

The Mixed-Use/Residential District permits the coordinated development of residential and neighborhood commercial/office uses within one development project on one (1) building site and/or within one (1) building. Where commercial/office and residential uses occur on the same building site, the primary access for the residential portion of the project shall be a separate entrance. A description of the Mixed-Use/Residential District is found in Chapter 3.

All development of mixed-use residential projects within the Newport Banning Ranch shall be subject to Site Plan Review and Use Permit approved by the Newport Beach Planning Commission, which shall consider the compatibility of the specific land uses and design elements proposed for the particular project.

6.1.5 Permitted Convenience Commercial Uses within Residential Districts

Convenience commercial “corner stores,” services, coffee shops/cafes, and similar local businesses are permitted within the Medium and Low-Medium Residential Districts as provided for in Exhibit 6-1.

Such projects shall be subject to Site Plan Review and Use Permit approved by the Newport Beach Planning Commission, which shall consider the compatibility of the specific land uses and design elements proposed for the particular project.

6.2 Permitted and Prohibited Uses

6.2.1 Purpose

This section sets forth the specific land uses permitted within each of the land use districts identified on Chapter 3 Exhibits 3-1 and 3-2.

6.2.2 Principal Permitted Uses

Principal Permitted Uses identified in this chapter are considered to be within the category of “principal permitted uses” as defined in the California Coastal Act of 1976, in general, and California Public Resources Code Section 30603(a)(4), in particular.

6.2.3 Permitted Uses

Permitted Uses are other permitted uses, in addition to Principal Permitted Uses, that do not require a Use Permit or Minor Use Permit. This includes Accessory Uses as described in Section 6.3.

6.2.4 Uses Permitted by Use Permit

Uses permitted by Use Permit may be permitted subject to a Use Permit, approved or conditionally approved by the Newport Beach Planning Commission according to the requirements set forth in Section 9.6, Use Permits, of this PC Development Plan.

6.2.5 Temporary Permitted Uses

Temporary Permitted Uses may be permitted in any Land Use District subject to the requirements of Section 6.1.16 of this PC Development Plan.

6.2.6 Interim Permitted Uses

Interim Land Uses may be permitted within undeveloped areas of the Newport Banning Ranch Planned Community subject to the requirements of Section 6.1.17 of this PC Development Plan.

6.2.7 Oil Facilities District

The Oil Facilities District shall, in addition to oil-related uses and facilities for the recovery and transportation of oil reserves, permit all uses permitted in the Lowland Habitat/Public Trails and Facilities District.

Upon the cessation, abandonment, and remediation of all oil facilities within the Oil Facilities District, the parcels that comprise the district shall be designated for open space, trails, and/or public parks and recreation uses.

6.2.8 Prohibited Uses

Uses not provided for in this PC Development Plan, are prohibited; however, it is recognized that permitted uses are defined generally, and may require interpretation by the City Planning Director. The Planning Director may determine that other uses not specifically listed in this PC Development Plan are permitted provided they are consistent with the purpose and intent of the Newport Banning Ranch PC Development Plan and the Land Use District in which the property is located.

6.2.9 Permitted Uses Matrix

Exhibit 6-1 provides the Permitted Uses Matrix which sets forth the permitted, conditionally permitted, and prohibited uses within the various land use districts that comprise the Newport Banning Ranch Planned Community.

1. The following symbols indicate whether the use is permitted within the land use district, the type of permitted use, and whether a Use Permit is required for that use:

PP – Principal Permitted Use;

P – Permitted Use

UP – Use Permitted by Approved Use Permit;
and

– Prohibited Use (empty cell).

2. The land use district abbreviations used in the matrix shall be interpreted as follows:

Open Space Districts:

- LLOS/PTF – Lowland Open Space/Public Trails and Facilities
- UOS/PTF – Upland Open Space/Public Trails and Facilities
- PP/R – Public Parks and Recreation
- OF – Oil Facilities

Visitor-Serving Resort/Residential District:

- VSR/R – Visitor-Serving Resort/
Residential

Residential Districts:

- L – Low Density Residential
- LM – Low-Medium Density Residential
- M – Medium Density Residential

Mixed-Use/Residential District:

- MU/R – Mixed-Use/Residential

Land Use and Development Standards

EXHIBIT 6-1

PERMITTED USES MATRIX Newport Banning Ranch

LEGEND: PP Principal Permitted Use UP Use Permit									
P Permitted Use □ Not Permitted (empty cell)									
LAND USE TYPE/FACILITY	LAND USE DISTRICT								
	OPEN SPACE				VSR/ R	RESIDENTIAL			MU/ R
	LLOS/ PTF	UOS/ PTF	PP/ R	OF		L	LM	M	
Alcoholic beverages, sale of					UP			UP	UP
Amphitheaters - small (see also Accessory Uses Matrix, Exhibit 6-3)			UP		UP				
Apartments							P	P	PP
Appliance stores, household, sales/rental leasing/minor repair of									UP
Arboretums and horticultural gardens			P		P				UP
Arcades, game or movie									UP
Art galleries					P				UP
Athletic fields, excluding stadiums (see also Accessory Uses Matrix, Exhibit 6-3)			P						
Bakeries					P				UP
Banks and financial institutions									UP
Barbershops/beauty salon					P				UP
Bars and cocktail lounges					P				UP
Baseball park			P						
Bicycle rentals			P						UP
Boat and other marine sales/rental/leasing/ minor repair of, incidental to the sale of boat					P				UP
Breweries, micro					P				UP
Cabarets					P				UP
Care facilities day (6 or fewer persons)					P	P	P	P	UP
Care facilities, residential (6 or fewer persons)						P	P	P	UP
Care facilities, day (7 or more persons)								UP	UP
Care facilities, residential (7 or more persons)								UP	UP
Caretakers' quarters					P	P	P	P	P
Churches, temples									UP
Colleges, universities					UP				UP
Community centers, private					P	P	P	P	P
Day spa					PP				UP
Dry cleaning									UP

Land Use and Development Standards

EXHIBIT 6-1

PERMITTED USES MATRIX Newport Banning Ranch

LEGEND: PP Principal Permitted Use UP Use Permit									
P Permitted Use □ Not Permitted (empty cell)									
LAND USE TYPE/FACILITY	LAND USE DISTRICT								
	OPEN SPACE				VSR/ R	RESIDENTIAL			MU/ R
	LLOS/ PTF	UOS/ PTF	PP/ R	OF		L	LM	M	
Eco-Guest Retreat			UP						
Energy generating or storage devices	UP	UP		UP	P	P	P	P	UP
Film processing, retail									UP
Fire stations			P						P
Fitness club					PP				UP
Greenhouses, commercial			UP						
Grocery stores					P		UP	UP	UP
Gymnasiums (see also Accessory Uses Matrix, Exhibit 6-3)			UP		P				UP
Habitat restoration, creation, and protection activities	PP	PP	PP	P	P	P	P	P	P
Health clinic					PP				UP
Health retreats			P		PP				UP
Health services					PP				UP
Historical monuments and cultural heritage sites			P						UP
Hospital services					UP				UP
Hotels/Lodges/Motels					PP			UP	UP
Information centers					P	P	P	P	UP
Interpretive Visitor Center and Offices			up						
Interpretive signage, kiosks, vista points	P	P	P	P	P	P	P	P	UP
Laundromat					P				UP
Libraries (see also Accessory Uses Matrix, Exhibit 6-3)									UP
Meat markets, excluding slaughtering									UP
Medical clinics					P				UP
Microwave stations/wireless communications facilities			UP	UP	UP				UP
Model home complex					P	P	P	P	P
Motion picture sets, temporary	UP	UP	UP		UP				UP
Native Plant Nurseries/Eco Garden Center			UP						
Newsstands					P				UP
Nightclubs					P				UP
Office (business, professional and administrative)					P				UP
Oil and natural gas facilities and operations	P	P	P	PP	P	P	P	P	P

Land Use and Development Standards

EXHIBIT 6-1

PERMITTED USES MATRIX Newport Banning Ranch

LEGEND: PP Principal Permitted Use UP Use Permit									
P Permitted Use □ Not Permitted (empty cell)									
LAND USE TYPE/FACILITY	LAND USE DISTRICT								
	OPEN SPACE				VSR/ R	RESIDENTIAL			MU/ R
	LLOS/ PTF	UOS/ PTF	PP/ R	OF		L	LM	M	
Outdoor festivals, temporary			P		P				P
Parking lots, commercial					P				P
Parks, public or private park	P	P	PP		P	P	P	P	P
Pet grooming, excluding boarding					P				UP
Photocopying and duplicating services					P				UP
Plant Nurseries, including growing of nursery stock			P						
Police stations			P		P				P
Post offices					P				P
Publicly-owned uses necessary to the maintenance of the public health, convenience, or general welfare in addition to those specifically listed in this matrix	P	P	P	P	P	P	P	P	P
Radio and television broadcasting studios									UP
Real estate offices					P				UP
Real estate tract office, temporary					P	P	P	P	P
Recording studios									UP
Recreation club, commercial					P				UP
Recreation club private					P	P	P	P	UP
Recreation facilities, neighborhood			PP		P	P	P	P	P
Recreation hard courts and facilities			PP		P	P	P	P	P
Recreation sports fields and facilities			PP		P	P	P	P	P
Rental/leasing/repair of articles sold on premises					P				UP
Repair shops, household and fix-it							P	P	UP
Residences, live-work									UP
Residences, multi-family					PP		PP	PP	PP
Residences, single-family attached					PP		PP	PP	PP
Residences, single-family detached					PP	PP	PP	PP	PP
Restaurants, indoor and/or outdoor					PP		UP	UP	PP
Restaurants, food take out					PP		UP	UP	PP
Retail sales					PP		UP	UP	PP
Room rentals, including bed and breakfast					PP				UP

Land Use and Development Standards

EXHIBIT 6-1

PERMITTED USES MATRIX Newport Banning Ranch

LEGEND: PP Principal Permitted Use UP Use Permit									
P Permitted Use □ Not Permitted (empty cell)									
LAND USE TYPE/FACILITY	LAND USE DISTRICT								
	OPEN SPACE				VSR/ R	RESIDENTIAL			MU/ R
	LLOS/ PTF	UOS/ PTF	PP/ R	OF		L	LM	M	
Schools, business and professional					P				P
Stations - bus and taxi					P				P
Storage and rental of equipment, permanent					P				P
Storage, temporary/construction			P	P	P	P	P	P	P
Theaters					P				P
Tourist information centers	P	P	P		P				P
Trails interpretive	PP	PP	PP	P	PP	P	P	P	P
Trails multi-use	PP	PP	PP	P	PP	P	P	P	P
Uses regulated by the Public Utilities Commission and other uses not regulated by the jurisdiction			P		P	P	P	P	P
Veterinary clinics, small animals									P
Wellness center					PP				P
Youth hostels/Eco Campgrounds/Yurts			PP						

6.3 Permitted Accessory Uses

6.3.1 Purpose

This section sets forth the accessory uses that are permitted within each of the land use districts shown on Chapter 3 Exhibits 3-1 and 3-2.

6.3.2 Accessory Uses Matrix

The Accessory Uses Matrix is depicted on Exhibit 6-2.

1. The following symbols indicate whether the use is permitted or not permitted within the land use district:

P – Permitted Use; and

– Prohibited Use (empty cell).

2. The land use district abbreviations used in the matrix shall be interpreted as follows:

Open Space Districts:

- LLOS/PTF – Lowland Habitat/Public Trails and Facilities
- UOS/PTF – Upland Habitat/Public Trails and Facilities
- PP/R – Public Parks and Recreation
- OF – Oil Facilities

Visitor-Serving Resort/Residential District:

- VSR/R – Visitor-Serving Resort/Residential

Residential Districts:

- L – Low Density Residential
- LM – Low-Medium Density Residential
- M – Medium Density Residential

Mixed-Use/Residential District:

- MU/R – Mixed-Use/Residential

Land Use and Development Standards

EXHIBIT 6-2

ACCESSORY USES MATRIX Newport Banning Ranch

LEGEND: P Permitted Use □ Not Permitted (empty cell)									
LAND USE TYPE/FACILITY	LAND USE DISTRICT								
	OPEN SPACE				VSR/ R	RESIDENTIAL			MU/ R
	LLOS/ PTF	UOS/ PTF	PP/ R	OF		L	LM	M	
Accessory buildings and structures, customarily used in conjunction with main building or use of property	P	P	P	P	P	P	P	P	P
Amphitheatres, small accessory to parks or the resort			P		P				
Animals, domestic, maintained or kept as pets for personal use					P	P	P	P	P
Athletic fields and facilities, accessory to schools			P			P	P	P	P
Greenhouses, non-commercial			P			P	P	P	P
Gymnasiums, accessory to schools						P	P	P	P
Home Occupation					P	P	P	P	P
Libraries associated with schools						P	P	P	P
Manufacturing, processing, treating , packaging incidental to and operated in conjunction with a retail business on premises									P
Parking lots, accessory to principal use			P	P	P	P	P	P	P
Rental, leasing, and/or repair of article sold on premises					P				P
Room rentals to 4 or fewer persons						P	P	P	P
Signs as provided in Section 7.3			P		P	P	P	P	P
Swimming facility			P		P	P	P	P	P

6.4 Site Development Standards

6.4.1 Purpose

This section sets forth in a clear and concise format the basic Site Development Standards for each of the land use districts shown on Chapter 3 Exhibits 3-1 and 3-2.

These basic standards are an important component of the various provisions that regulate development within the Newport Banning Ranch Planned Community. At the same time, there are many other provisions that regulate site development. Some of these additional provisions are set forth in other chapters of this PC Development Plan; others are contained in Appendix A, Design Guidelines; and still others are set forth in the Technical Appendices (Volumes I through IV) identified in the table of contents and submitted under separate cover. The more important of these appendices – from a Site Development Standards perspective – are footnoted in the Site Development Standards Matrix on the following pages.

The conformance of future development projects to the City-approved regulations, plans, and provisions will be first the responsibility of the Landowner/Master Developer and its design team, and ultimately the Newport Beach Planning Director, Planning Commission, and City Council in the public review and approval of construction-level Master Site Plans and Project Site Plans as set forth in Chapter 9, Subsequent Permits and Procedures. Additionally, one or more Coastal Development Permits will be required for these development projects, and this will be the responsibility of the California Coastal Commission and/or City, as set forth in Chapter 9.

6.4.2 Site Development Standards Matrix

Exhibit 6-3, Site Development Standards Matrix, provides for each land use district the standards for building area sizes and widths, building coverage, building setbacks, garage setbacks, permitted architectural encroachments, etc. Building height standards are identified in the Site Development Standards Matrix, and maximum building heights are mapped on Exhibit 6-4, Maximum Building Height.

For subjects like parking and signage, where site development requires separate and detailed regulations; the appropriate section within the PC Development Plan is identified (e.g., Section 7.2, Parking Regulations, 7.3, Sign Regulations, and 7.4, Fire Management Regulations). Where the standard must reflect the details of a technical plan – like the Habitat Restoration Plan – that plan is identified and located in the Appendices.

Finally, where the site development standard requires project-specific consideration, it is noted that the standard will be established in the City’s discretionary review and consideration of the Master Site Plan or subsequent Project Site Plan, and then reflected in the corresponding Tentative Tract Map.

Ultimately, it is the City’s application of the basic Site Development Standards in combination with the many other regulations, design guidelines, and technical plans and programs set forth in this PC Development Plan – in concert with the creativity and innovation of construction-level designers, architects, landscape architects, and engineers that prepare the plans for City submittal – that will determine the overall shape, character, and quality of the Newport Banning Ranch Planned Community.

Land Use and Development Standards

EXHIBIT 6-3

SITE DEVELOPMENT STANDARDS MATRIX Newport Banning Ranch

STANDARD	OPEN SPACE DISTRICT				VISITOR-SERVING RESORT/RESIDENTIAL DISTRICT			RESIDENTIAL DISTRICT					MIXED-USE / RESIDENTIAL
	LLOS / PTF	UOS / PTF	PP/R	OF (Interim Use)	Inn / Commercial	SFA / Condo	SFD	L	LM		M		MU/R
								SFD	SFD	SFA	SFA	MF	
Minimum Site Area per Unit (sq. ft.)	--	--	--	--	--	SPR ⁽¹⁾	4,000	4,000	2,000	1,800	1,500	1,000	SPR ⁽¹⁾
Minimum Building Site Area (sq. ft.)	SPR ⁽¹⁾	SPR ⁽¹⁾	SPR ⁽¹⁾	OCARP ⁽⁶⁾	SPR ⁽¹⁾	--	--	--	--	--	--	--	SPR ⁽¹⁾
• Interior Residential Location (sq. ft.)	--	--	--	--	--	SPR ⁽¹⁾	4,000	4,000	1,200	1,000	1,000	800	--
• Corner Residential Location (sq. ft.)	--	--	--	--	--	SPR ⁽¹⁾	4,500	4,500	1,400	1,300	1,300	1,000	--
Minimum Building Site Area Width (ft.)	SPR ⁽¹⁾	SPR ⁽¹⁾	SPR ⁽¹⁾	OCARP ⁽⁶⁾	SPR ⁽¹⁾	--	--	--	--	--	--	--	SPR ⁽¹⁾
• Interior Residential Location (sq. ft.)	--	--	--	--	--	SPR ⁽¹⁾	40	40	25	20	20	20	SPR ⁽¹⁾
• Corner Residential Location (sq. ft.)	--	--	--	--	--	SPR ⁽¹⁾	45	45	30	30	30	30	SPR ⁽¹⁾
Maximum Building Height (ft.)	18	18	36	OCARP ⁽⁶⁾	50	50	36	36	45	45	45	50	65
Maximum Building Coverage (% of Site)	1%	1%	10%	OCARP ⁽⁶⁾	75%	90%	70%	70%	70%	80%	70%	80%	90%
Minimum Building Setbacks:													
Front Yard (ft.)	--	--	--	--	0	0	5	3	3	3	3	3	3
Side Yard (ft.)	--	--	--	--	5	5	5	4	3	3	3	3	5
Corner Side Yard (ft.)	--	--	--	--	10	10	10	4	3	3	3	3	3
Rear Yard (ft.)	--	--	--	--	0	0	10	10	3	3	3	3	3
Adjacent Wildland Fire Management Area	--	--	0-20 ⁽²⁾	--	0-20 ⁽²⁾	0-20 ⁽²⁾	0-20 ⁽²⁾	10-20 ⁽²⁾					

⁽¹⁾ Standard to be established by City's Site Plan Review (SPR).

⁽²⁾ Or as otherwise set forth in NBR Fire and Life Safety Program contained in Volume II of Technical Appendices.

⁽³⁾ Architectural details shall not under any circumstances encroach into required fire/public safety accessways.

⁽⁴⁾ See Appendix A, Design Guidelines (DG) of NBR PC Development Plan.

⁽⁵⁾ See Section 7.2, Parking Regulations (PR) of NBR PC Development Plan.

⁽⁶⁾ See Habitat Restoration Plan (HRP) contained in Volume II of Technical Appendices.

⁽⁷⁾ Garage setbacks are measured from the curb face if no sidewalk, and from back of walk if there is a sidewalk.

⁽⁸⁾ Per Oil Consolidation, Abandonment, and Remediation Program (OCARP) for Newport Banning Ranch contained in Volume 1 of Technical Appendices

Land Use and Development Standards

STANDARD	OPEN SPACE DISTRICT				VISITOR-SERVING RESORT/RESIDENTIAL DISTRICT			RESIDENTIAL DISTRICT					MIXED-USE / RESIDENTIAL
	LLOS / PTF	UOS / PTF	PP/R	OF (Interim Use)	Inn / Commercial	SFA / Condo	SFD	L	LM		M		MU/R
								SFD	SFD	SFA	SFA	MF	
Maximum Encroachment into Minimum Setbacks (Porches, Balconies, Roof Overhangs, Fireplaces, Bay Windows, Pot Shelves/Brackets, and similar architectural details) ⁽³⁾	--	--	--	--	0	0	3	3	1	1	1	1	1
Garage Setbacks (ft.): ⁽⁷⁾													
• Minimum Street Setback (ft.) ⁽⁷⁾	--	--	--	--	--	3	3	3	3	3	3	5	5
• Minimum Street Setback – Swing-in (Permitted only on lots 55 feet wide or wider) ⁽⁷⁾	--	--	--	--	--	8	8	8	8	8	8	8	
• Minimum Alley Setback (ft.) ⁽⁷⁾	--	--	--	--	0	0	0	0	0	0	0	0	0
• Garage Door to Street (ft.) ⁽⁷⁾	--	--	--	--		≤3	≤3	≤3	≤3	≤3	≤3	≤5	≤5
	--	--	--	--		≥17	≥17	≥17	≥17	≥17	≥17	≥18	≥18
• Second-Story Living Space Over Garage	--	--	--	--	--	5	5	5	5	5	5	5	5
Minimum Distance Between Buildings (ft.)	SPR ⁽¹⁾	SPR ⁽¹⁾	SPR ⁽¹⁾	OCARP ⁽⁸⁾	6	6	6	6	6	6	6	6	6
Maximum Fence and Wall Heights (ft.)	SPR ⁽¹⁾	SPR ⁽¹⁾	SPR ⁽¹⁾	OCARP ⁽⁸⁾	SPR ⁽¹⁾	8	8	8	8	8	8	8	8
Trash and Storage Areas	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	OCARP ⁽⁸⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	--	--	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	SPR ⁽¹⁾
Minimum Parking Requirements	--	--	PR ⁽⁵⁾	PR ⁽⁵⁾	PR ⁽⁵⁾	PR ⁽⁵⁾	PR ⁽⁵⁾	PR ⁽⁵⁾	PR ⁽⁵⁾	PR ⁽⁵⁾	PR ⁽⁵⁾	PR ⁽⁵⁾	SPR ⁽¹⁾
Minimum Common Open Space (% of Site)	--	--	--	--	SPR ⁽¹⁾	SPR ⁽¹⁾	--	--	--	SPR ⁽¹⁾	SPR ⁽¹⁾	SPR ⁽¹⁾	SPR ⁽¹⁾
Landscaping	HRP ⁽⁶⁾	HRP ⁽⁶⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾
Lighting	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾	DG ⁽⁴⁾

⁽¹⁾ Standard to be established by City's Site Plan Review (SPR).

⁽²⁾ Or as otherwise set forth in NBR Fire and Life Safety Program contained in Volume II of Technical Appendices.

⁽³⁾ Architectural details shall not under any circumstances encroach into required fire/public safety accessways.

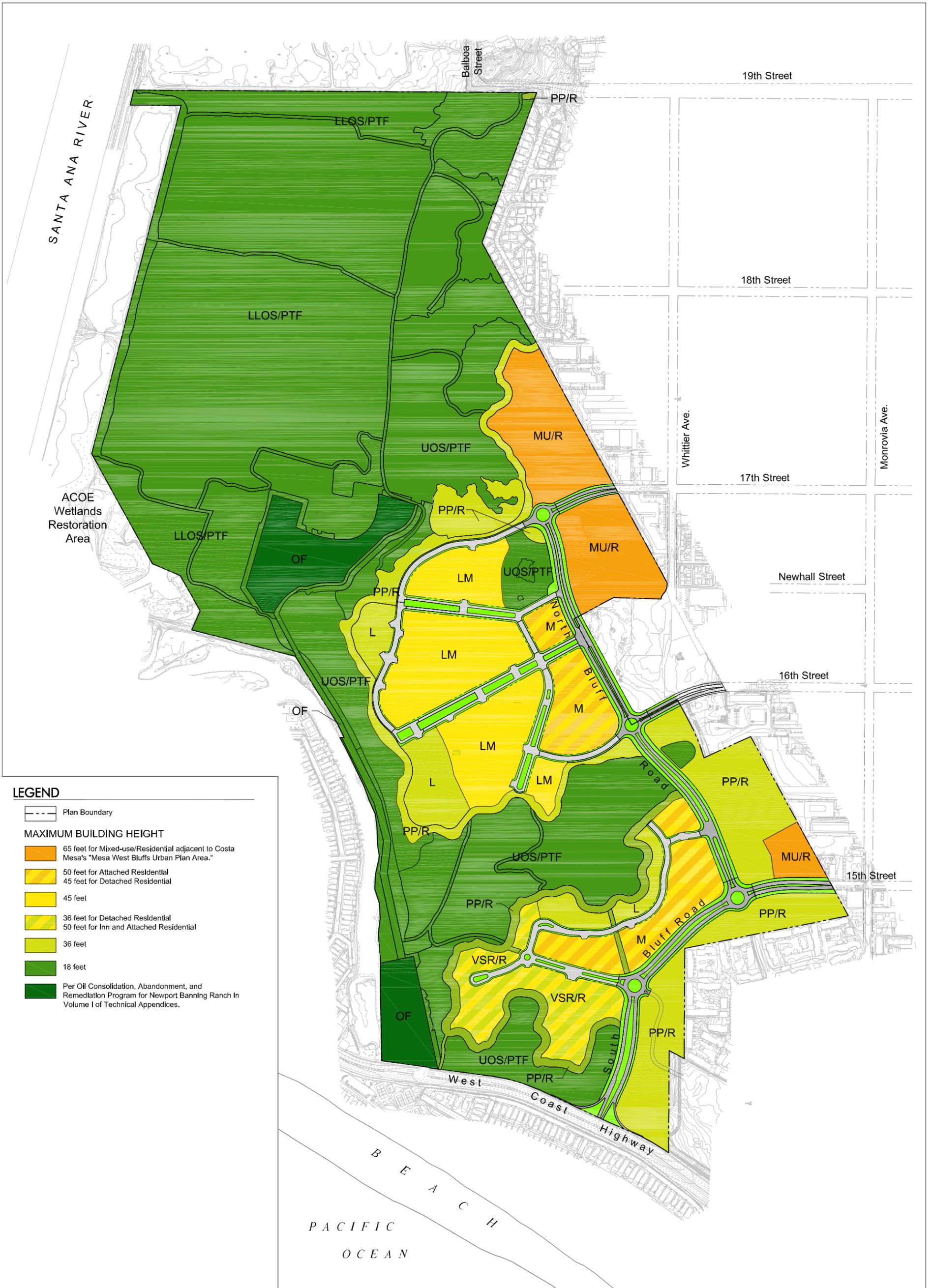
⁽⁴⁾ See Appendix A, Design Guidelines (DG) of NBR PC Development Plan.

⁽⁵⁾ See Section 7.2, Parking Regulations (PR) of NBR PC Development Plan.

⁽⁶⁾ See Habitat Restoration Plan (HRP) contained in Volume II of Technical Appendices.

⁽⁷⁾ Garage setbacks are measured from the curb face if no sidewalk, and from back of walk if there is a sidewalk.

⁽⁸⁾ Per Oil Consolidation, Abandonment, and Remediation Program (OCARP) for Newport Banning Ranch contained in Volume 1 of Technical Appendices



LEGEND

- Plan Boundary
- MAXIMUM BUILDING HEIGHT**
- 65 feet for Mixed-use/Residential adjacent to Costa Mesa's "Mesa West Bluffs Urban Plan Area."
- 50 feet for Attached Residential
45 feet for Detached Residential
- 45 feet
- 36 feet for Detached Residential
50 feet for Inn and Attached Residential
- 36 feet
- 18 feet
- Per Oil Consolidation, Abandonment, and Remediation Program for Newport Banning Ranch In Volume I of Technical Appendices.

