

CALTRANS WEST
PLANNED COMMUNITY DISTRICT REGULATIONS

Amended January 23, 1995
Resolution No. 95-11, Amendment No. 815

Amended February 28, 2006
Ordinance No. 2006-7

PLANNED COMMUNITY - CALTRANS WEST

Introduction

The CalTrans West Planned Community (P-C) District for the City of Newport Beach has been developed to comply with the City of Newport Beach General Plan.

This P-C has been developed pursuant to Chapter 20.51 of the Newport Beach Municipal Code. The purpose of the P-C District regulation is to provide development standards applicable to the establishment and maintenance of an integrated multiple-family residential development. The specifications of this district are intended to provide land use and development standards supportive of the development proposal contained herein while insuring compliance with the intent of the city of Newport Beach General Plan and all applicable regulatory code.

Whenever the regulations contained herein conflict with the regulations of Title 20 of the Newport Beach Municipal Code, the regulations contained herein shall take precedence.

This text shall serve as core P-C Text delineating the primary development constraints on the parcel. Prior to any further discretionary actions for this site, amendments to this district shall be required to establish specific site design criteria including, but not limited to building setbacks, building heights, parking requirements, grading, landscaping, and street and circulation requirements.

SECTION I.

STATISTICAL ANALYSIS

<u>Use</u>	<u>Gross Acres</u>	<u>DU's/Buildable Acre</u>
Multiple-Family**	13	15

**The allowed residential development may be reduced or eliminated subject to the provisions of the General Plan Land Use Element for the CalTrans West site.

SECTION II. GENERAL NOTES

1. "Multiple-Family Residential" uses not to exceed 15 dwelling units per buildable acre are permitted.
2. The preferred access to the CalTrans West site is from the proposed Bluff Road (Balboa Boulevard extension) across a portion of the Banning property. A reasonable effort must be made to establish this access from Bluff Road at the time of approval of the tentative tract map for the CalTrans West site if it is submitted prior to tentative maps for the Banning-Newport Ranch. Temporary and limited access may be developed from realigned Superior Avenue. The precise location of all access will be determined at the time of approval of the tentative tract map.
3. Existing views of ocean and bay shall be preserved for a line-of-sight 4 feet above the lower balcony level of a Newport Crest residence.
4. 20% of the total dwelling units shall be affordable to low and moderate income households as defined in the City's Housing Element.
5. An additional 10% of the total dwelling units shall be affordable to low and moderate income households as set forth in Section 50093 of the California State Health and Safety Code.
6. CalTrans West will be required to comply with the park dedication ordinance. A park of at least 5 acres in size is to be developed between Coast Highway, Superior Avenue, 15th Street (extended), and Bluff Road (Balboa Boulevard extended). The specific size, location, design, and the means to acquire and develop the park will be determined at the time of approval of the tentative tract maps for CalTrans West and/or the adjacent Banning-Newport Ranch Residential Development.
7. A view park of \pm 1 acre shall be located on-site and shall partially satisfy the requirements for park dedication contained in Chapter 19.50 of the Newport Beach Municipal Code.
8. A pedestrian and bicycle easement shall be developed to connect the view park with the neighborhood park. The easement shall as much as possible be located to take advantage of ocean and bay views. Precise location and design shall be determined at the time of approval of the tentative tract map.

9. The applicant or successor in interest shall participate in 50% of all costs related to the provision of a pedestrian and bicycle bridge over Superior Avenue at a point to be determined in conjunction with the location of the view park at the time of approval of the tentative tract map.
10. A landscaped greenbelt shall be established adjacent to Newport Crest. The greenbelt shall be a minimum of 30 feet wide and be maintained by the applicant or successor in interest. Park credit shall not be given for the greenbelt.
11. At the time of future discretionary actions the project shall be required to contribute a sum equal to their fair share of future circulation system improvements as shown on the City's Master Plan of Streets and Highways and any other mitigation measures as required.
12. Prior to adoption of a tentative tract map for CalTrans West, this Planned Community text shall be amended to include specific standards related to building setbacks, height limitations, grading, parking, on-site circulation, site access, landscaping, location of public facilities, and other pertinent factors.
13. Repeal the existing CalTrans West Planned Community text and change the zoning designation of the CalTrans West Site from Planned Community to Open Space-Active (Code Amendment No. 2006-001)