

RECAP:

APARTMENTS		
UNIT TYPE	NO. OF UNITS	% OF TOTAL
A SINGLE	12	
B-1	198	
B-2	31	
TOT.	241	32.9
C-1 ONE BEDROOM	302	
C-2	33	
C-3	27	
TOT.	362	49.5
F-1 TWO BEDROOM	57	
F-2	45	
F-3	27	
TOT.	129	17.6

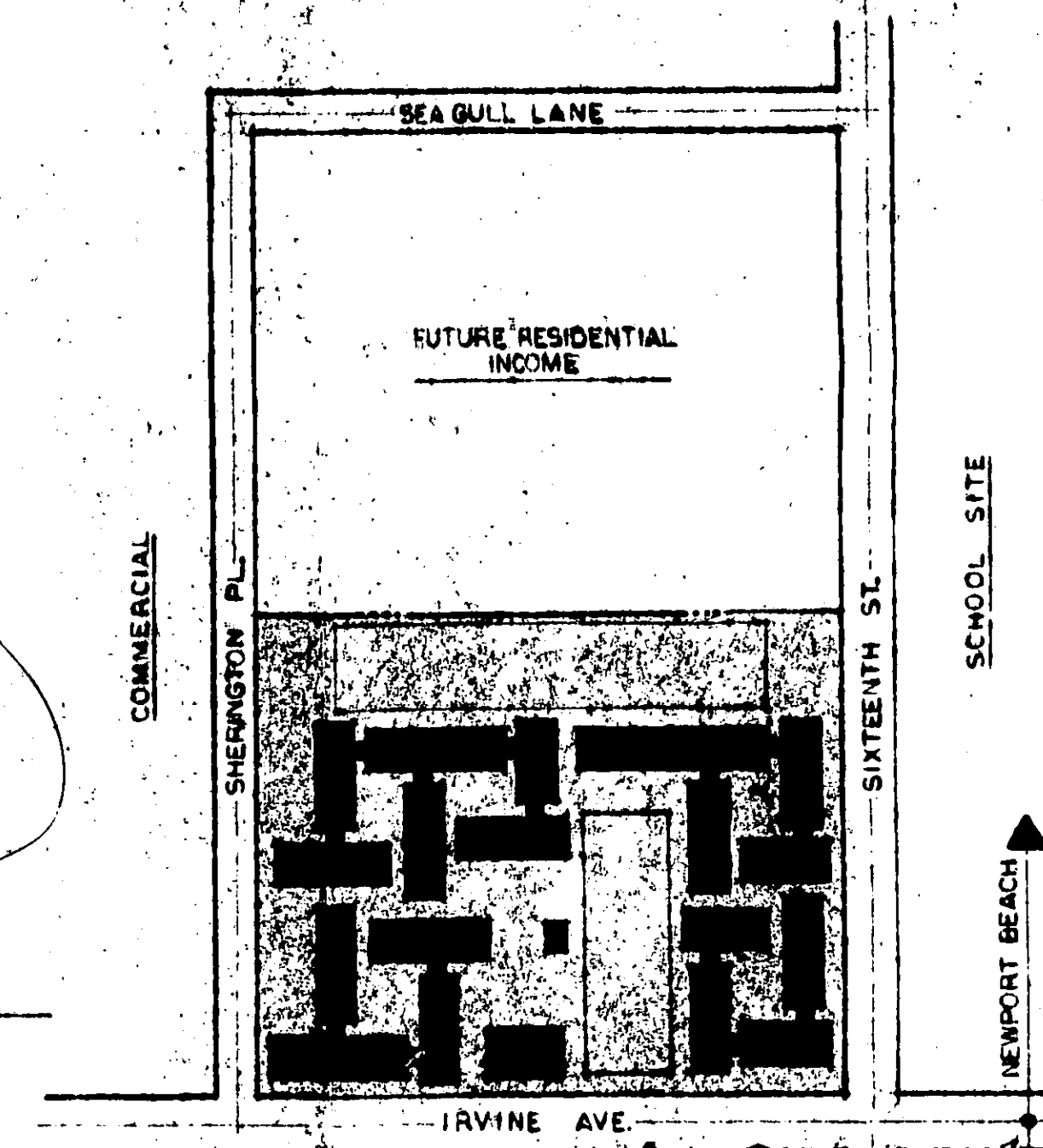
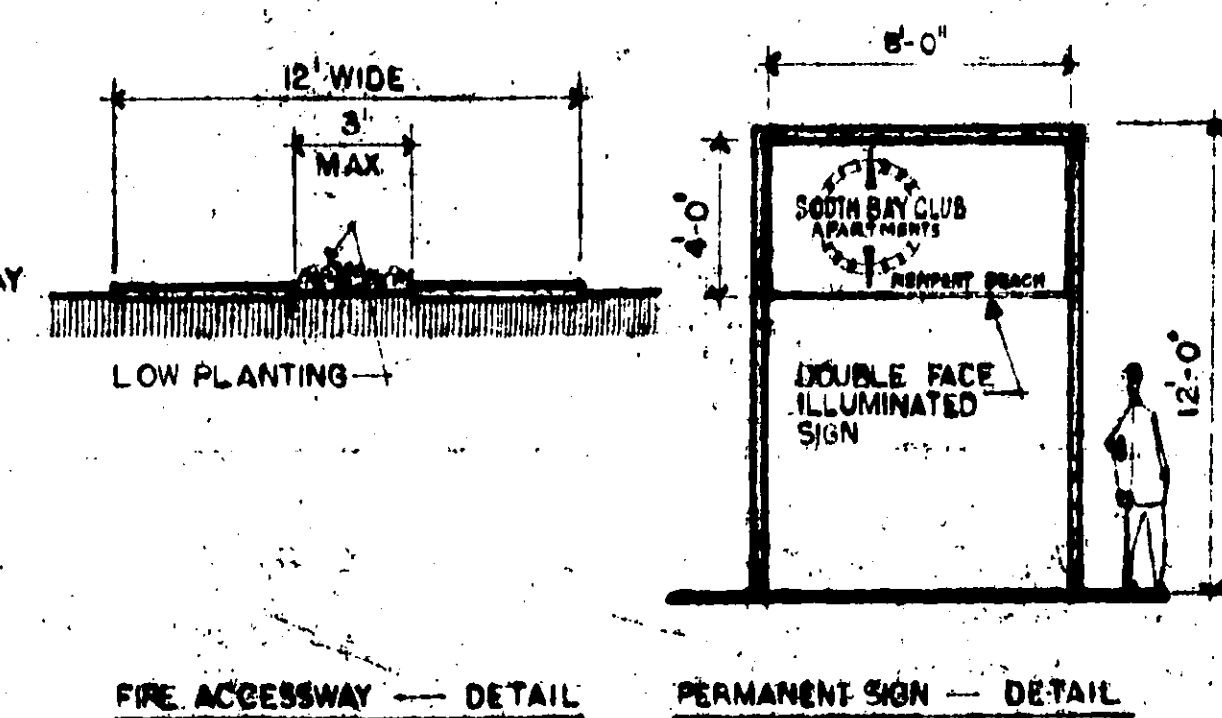
TOTALS: 732 UNITS 100 %

BUILDING HEIGHT: 35' MAX. BUILDING HT.

DENSITY:
 GROSS-BEFORE DEDICATIONS - 15.75 ACRES - 46.5 UNITS/ACRE
 NET - 14.85 ACRES, 732 UNITS - 50.3 UNITS/ACRE

LOT COVERAGE:
 AREA COVERED BY BUILDINGS 30% OF SITE
 LANDSCAPED AND OPEN AREAS 70% OF SITE
 PARKING AREAS EXCLUDING TENNIS COURTS EQUALS 24% OF THE LANDSCAPED-OPEN AREA.

PARKING:
 COVERED PARKING 486 SPACES
 OPEN PARKING 473 SPACES
 959 TOTAL



SITE PLAN
 1/32" = 1'-0"

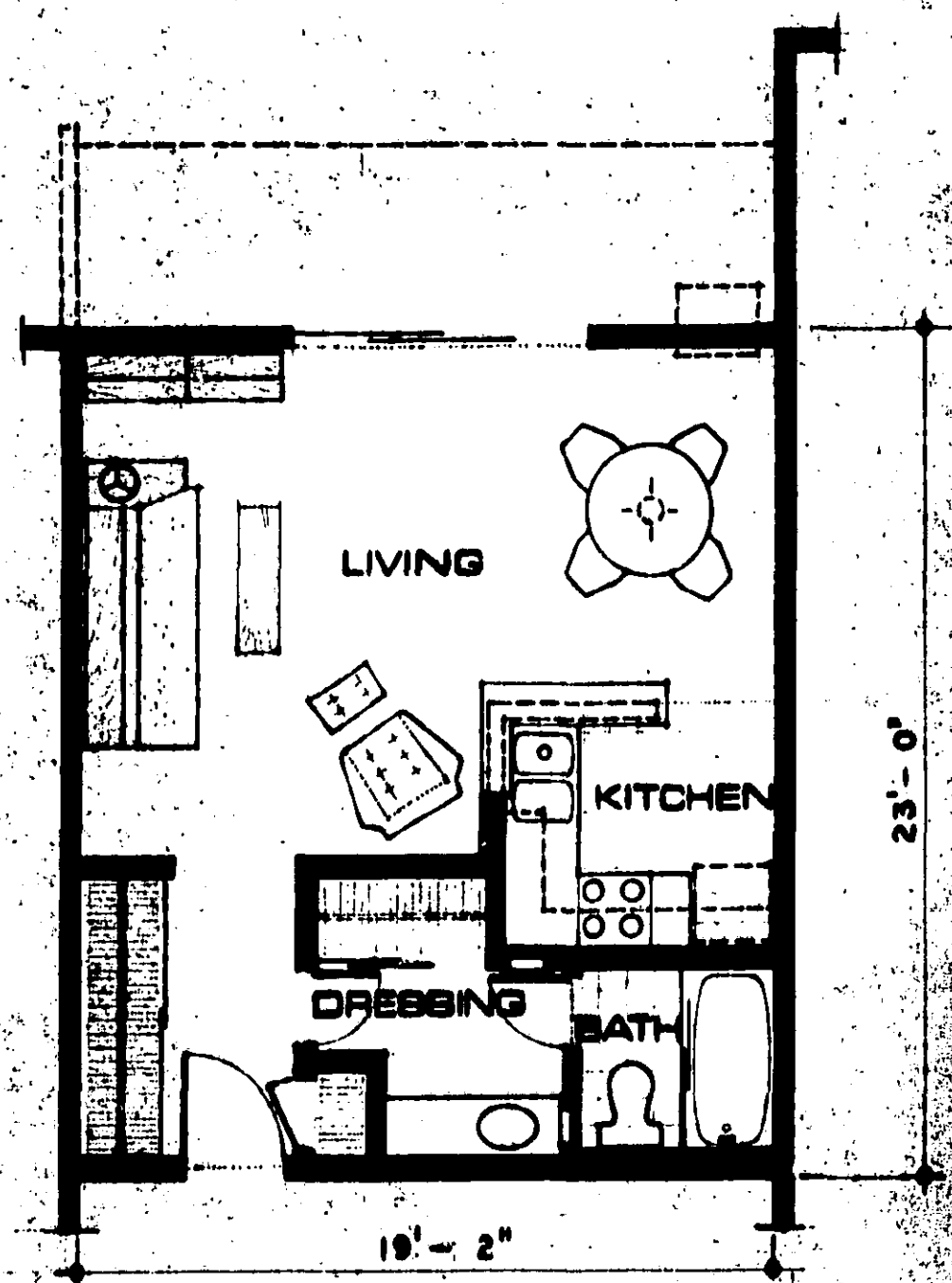
SBC DESIGN INC.
 R&B DEVELOPMENT CO.
 GENERAL CONTRACTORS
 LOS ANGELES, CALIFORNIA 90064
 PHONE 213 478-1021

SOUTH BAY CLUB
 APARTMENTS
 NEWPORT BEACH

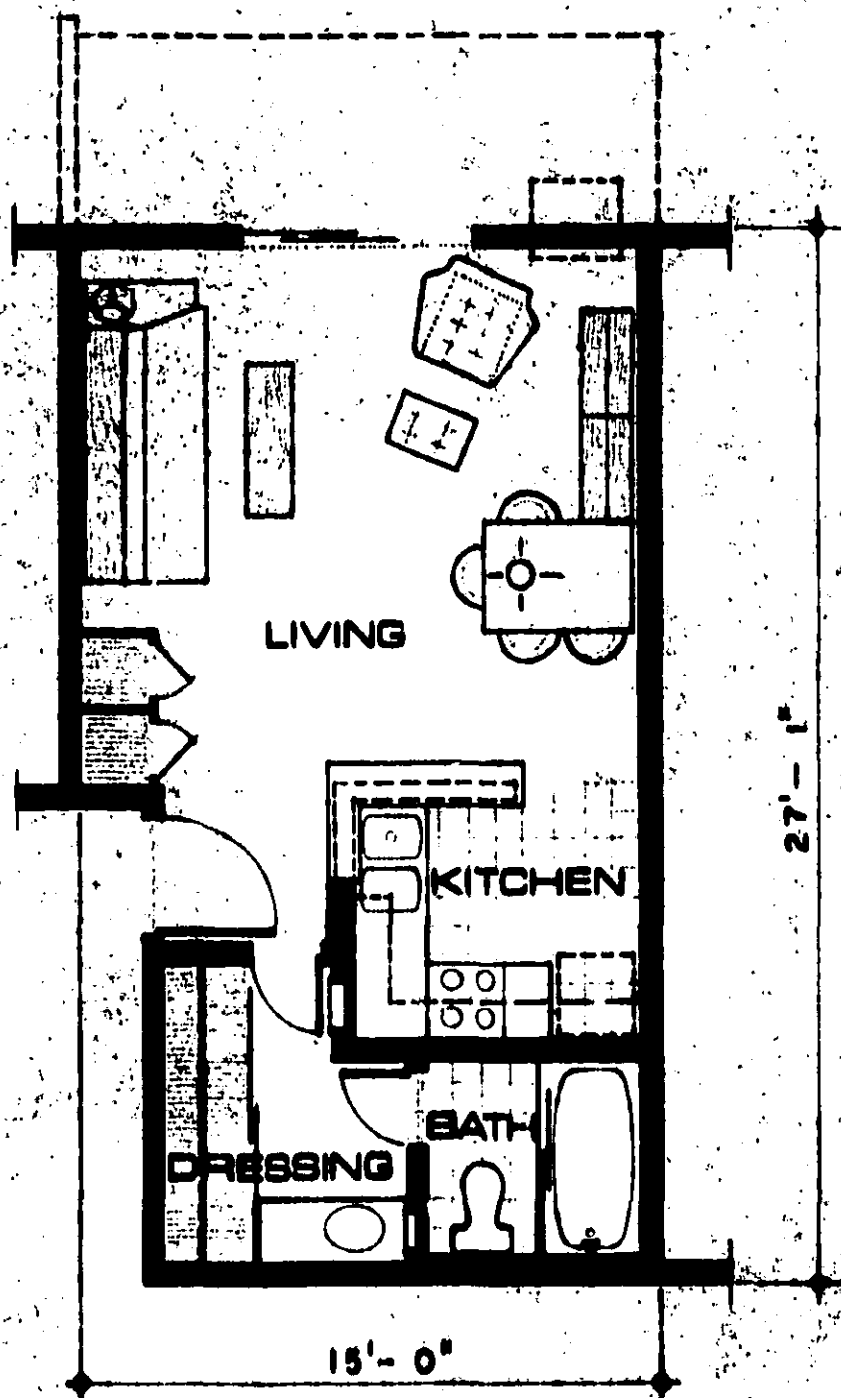
REVISIONS	
NO.	DATE

SHEET TITLE: SITE PLAN
DATE: APR. 22, 68
DRAWN: JOB NO. 134
APPROVED: 134
SHEET NO: 2

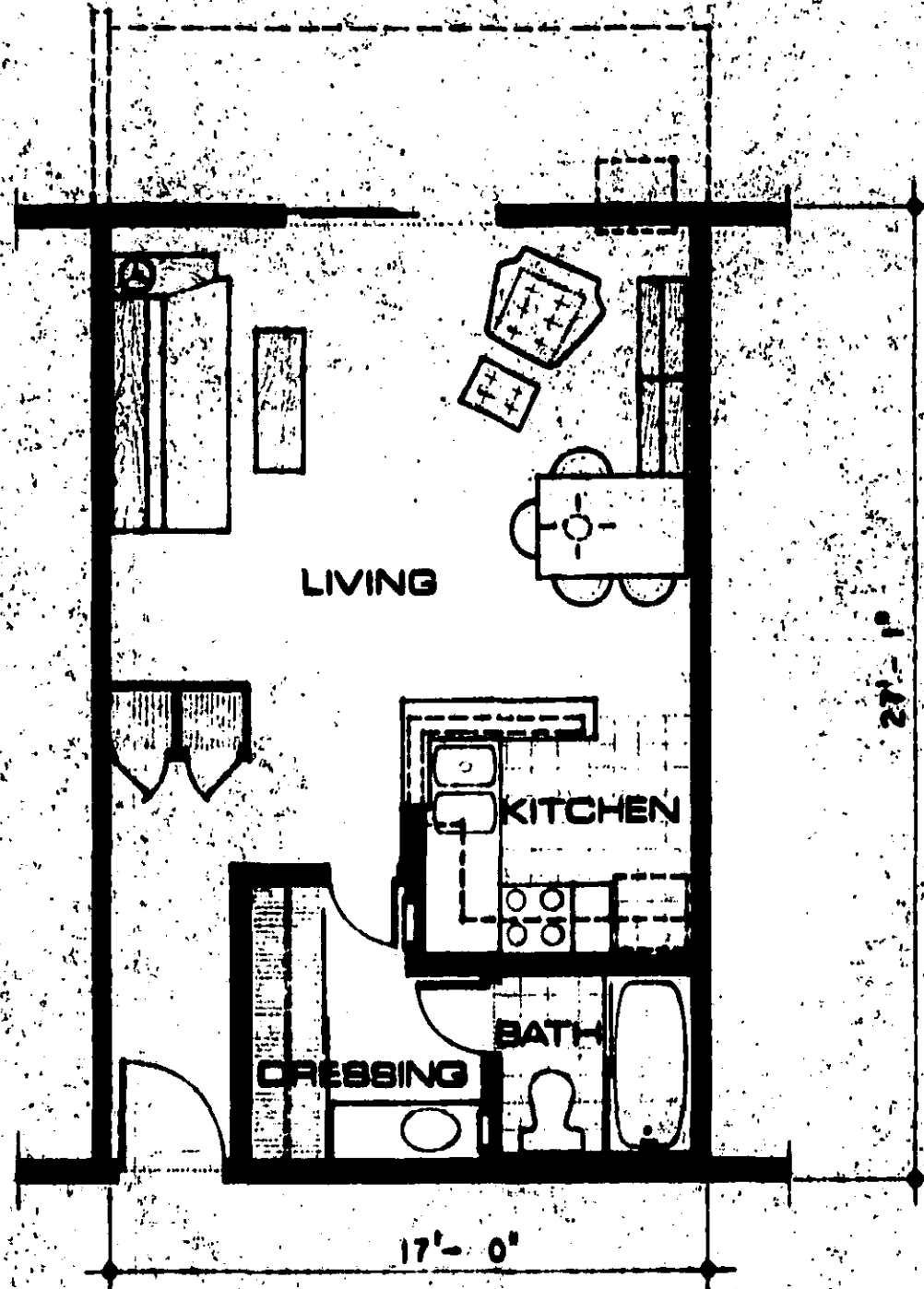
VICINITY MAP
 USE PERMIT NO. 1390
 1967 PLAN



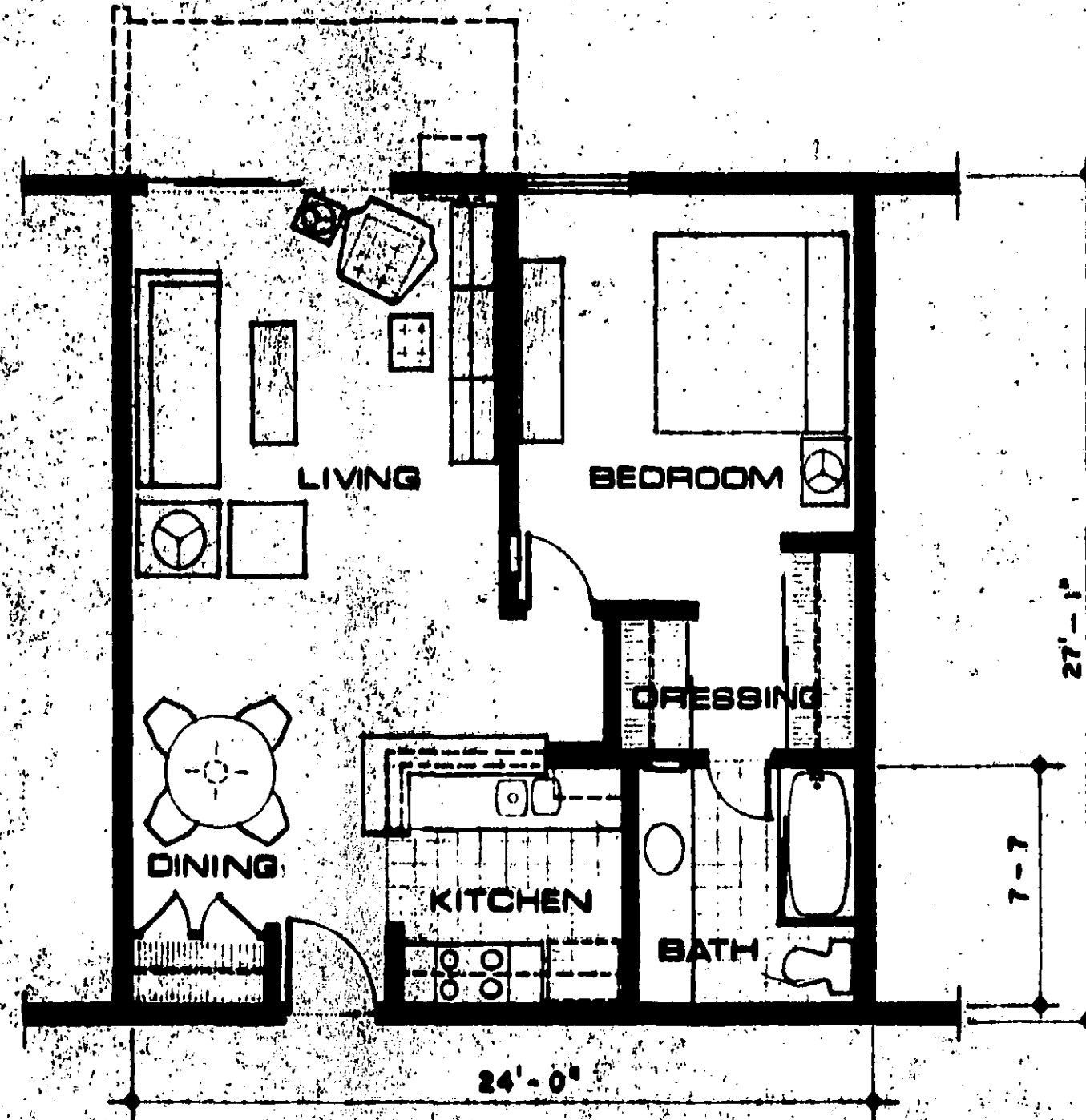
A-UNIT
480 SQ. FT.
TOTAL UNITS - 12



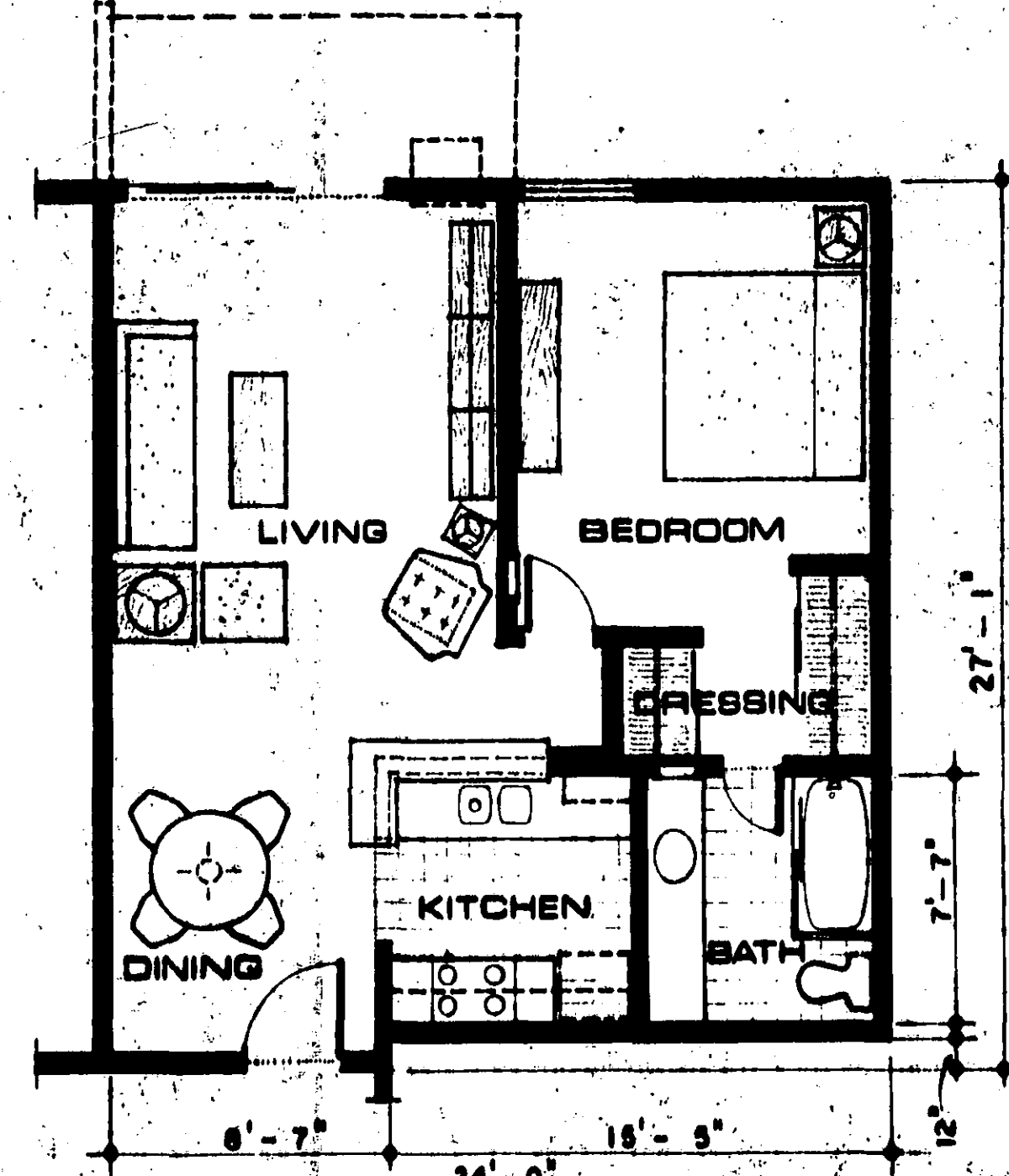
B-1 UNIT
405 SQ. FT.
TOTAL UNITS - 198



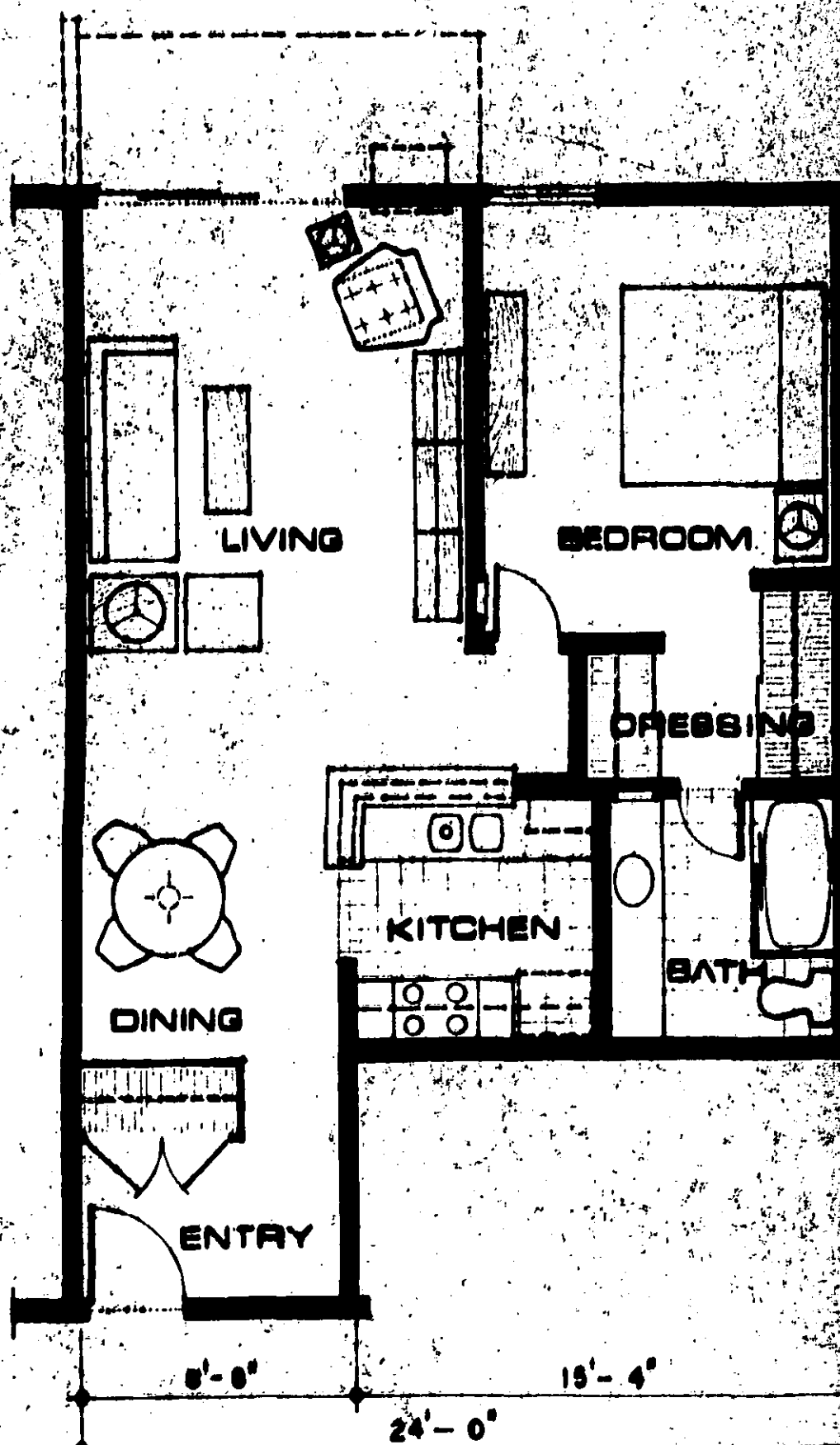
B-2 UNIT
459 SQ. FT.
TOTAL UNITS - 91



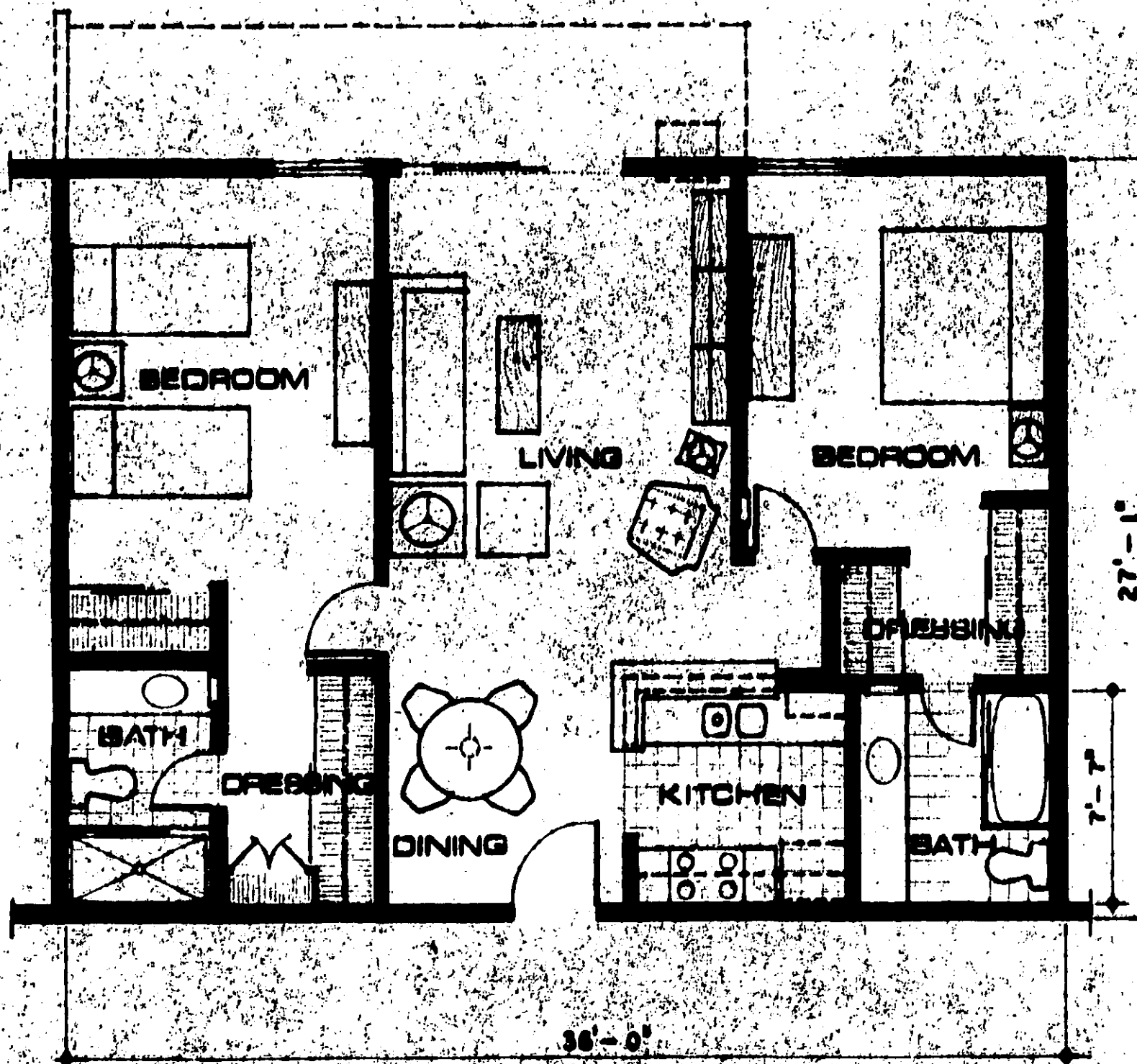
C-1 UNIT
548 SQ. FT.
TOTAL UNITS - 302



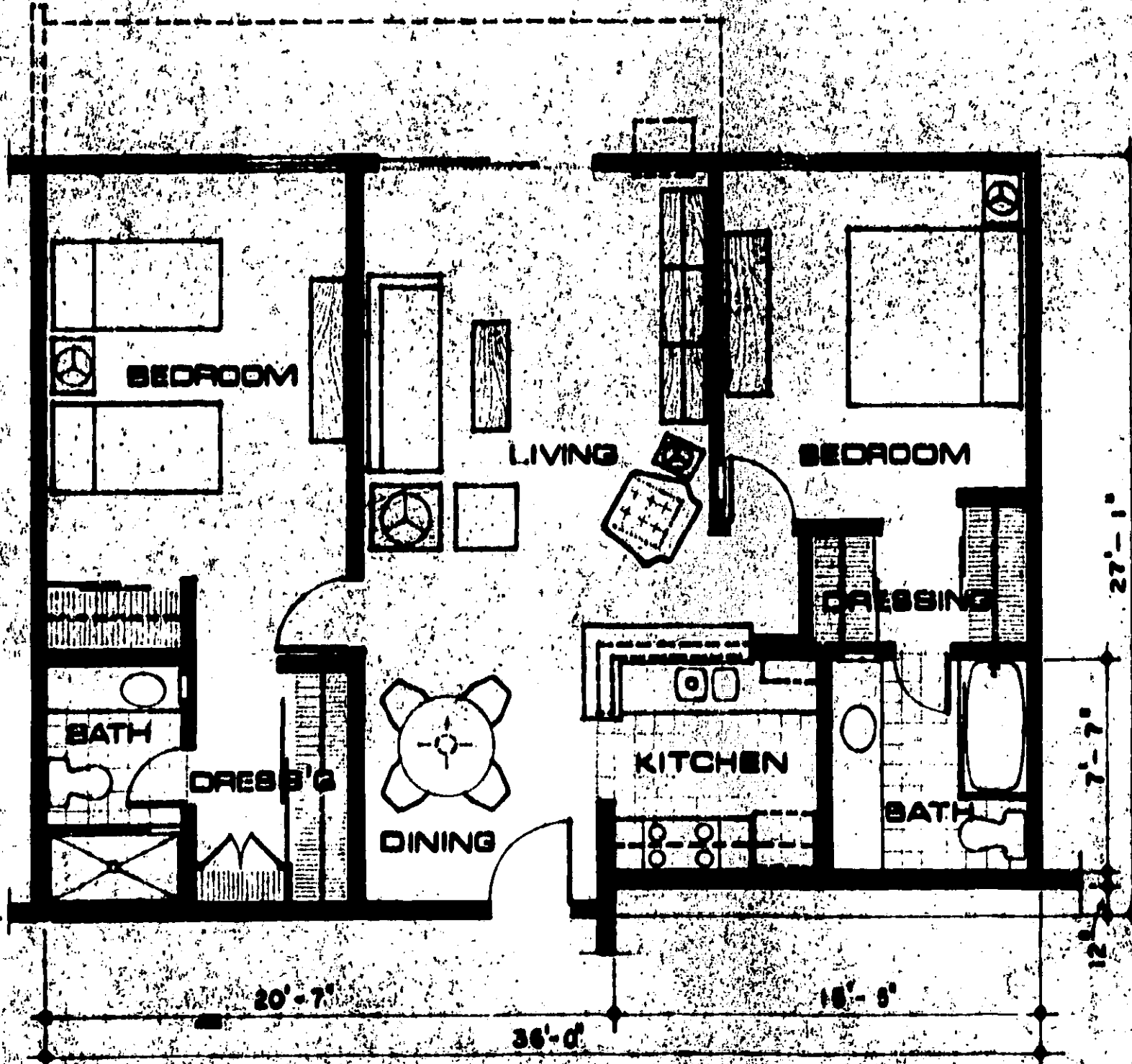
C-2 UNIT
533 SQ. FT.
TOTAL UNITS - 33



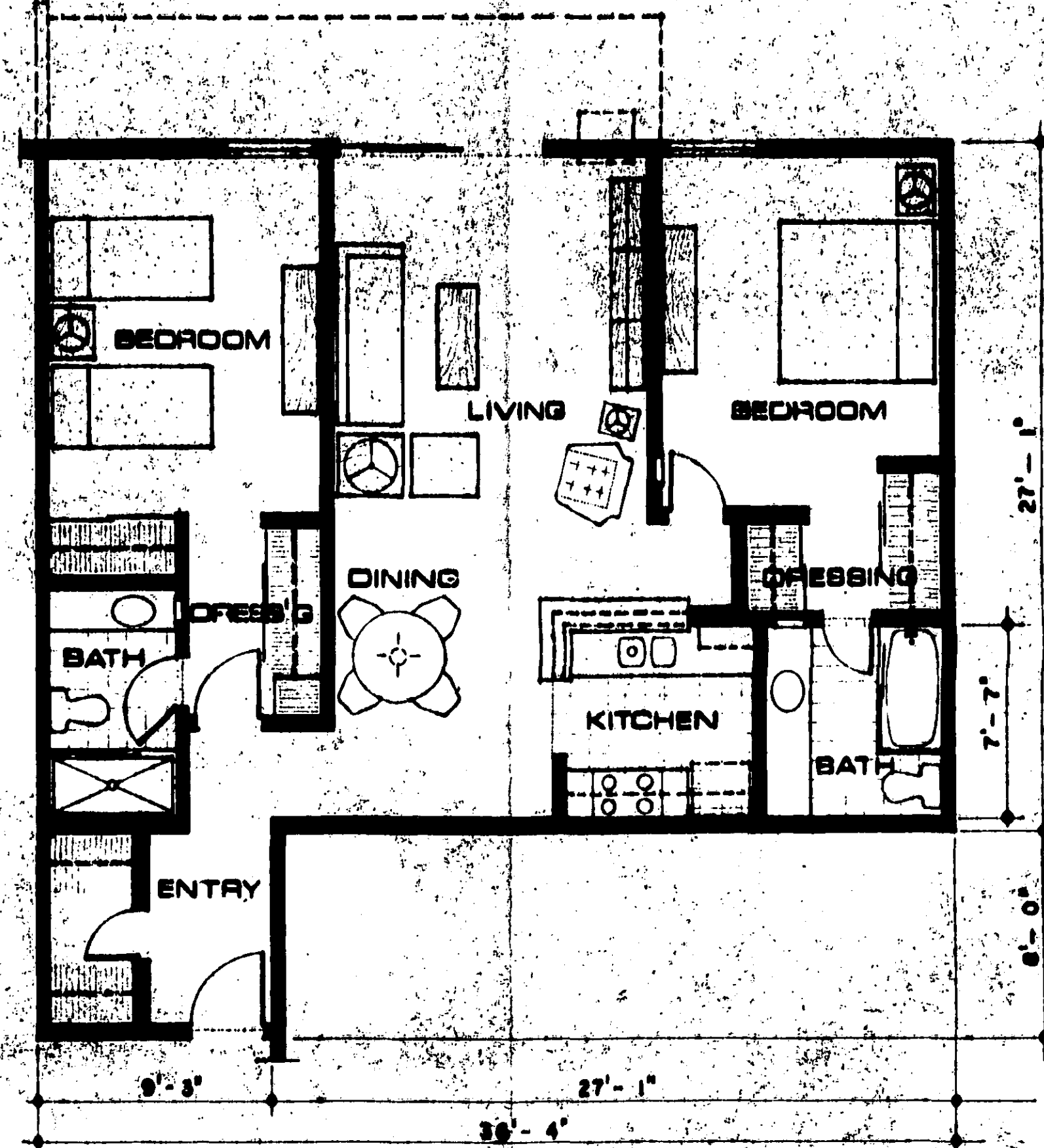
C-3 UNIT
718 SQ. FT.
TOTAL UNITS - 27



E-1 UNIT
872 SQ. FT.
TOTAL UNITS - 57



E-2 UNIT
957 SQ. FT.
TOTAL UNITS - 45



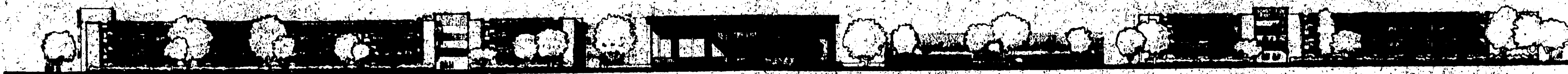
E-3 UNIT
1053 SQ. FT.
TOTAL UNITS - 27

Use Permit
No. 1370
UNIT FLOOR PLAN

SBC DESIGN INC.
ROBERT H. SKINNER A.L.A.
GENERAL CONTRACTORS A.P.C.H.T.E.C.
1870 W. OLYMPIC BLVD. LOS ANGELES CALIFORNIA 90064
PHONE 813 478-1081

SOUTH BAY CLUB
A.P.A.R.T.M.E.N.T.S.
NEWPORT BEACH

SHEET TITLE	
TYPICAL UNIT FLOOR PLANS	
DATE APR. 22, 68	JOB NO.
DRAWN	134
APPROVED	
SHEET NO.	
3	



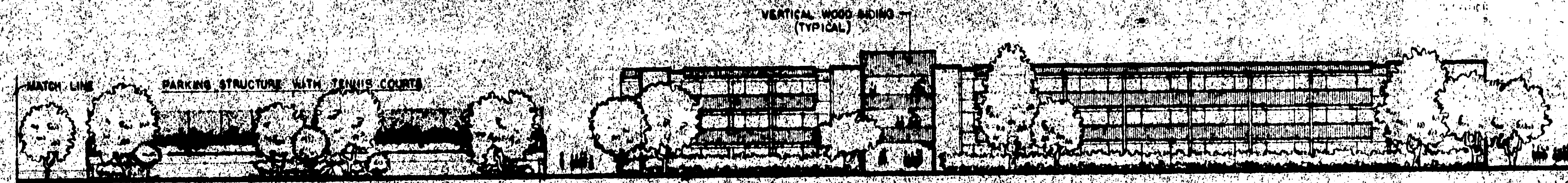
IRVINE AVENUE ELEVATION

SCALE: 1/32" = 1'-0"



IRVINE AVENUE ELEVATION

SCALE: 1/16" = 1'-0"



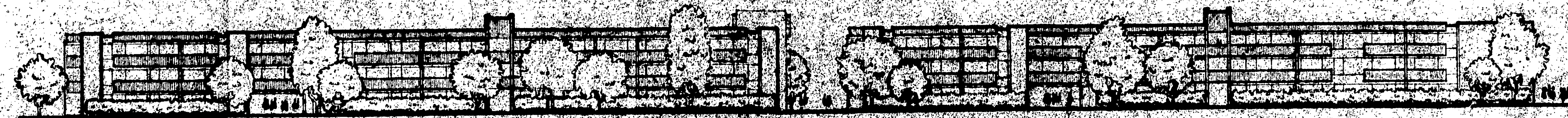
IRVINE AVENUE ELEVATION

CONTINUED



SHERINGTON PLACE ELEVATION

SCALE: 1/16" = 1'-0"



SIXTEENTH STREET ELEVATION

SCALE: 1/16" = 1'-0"

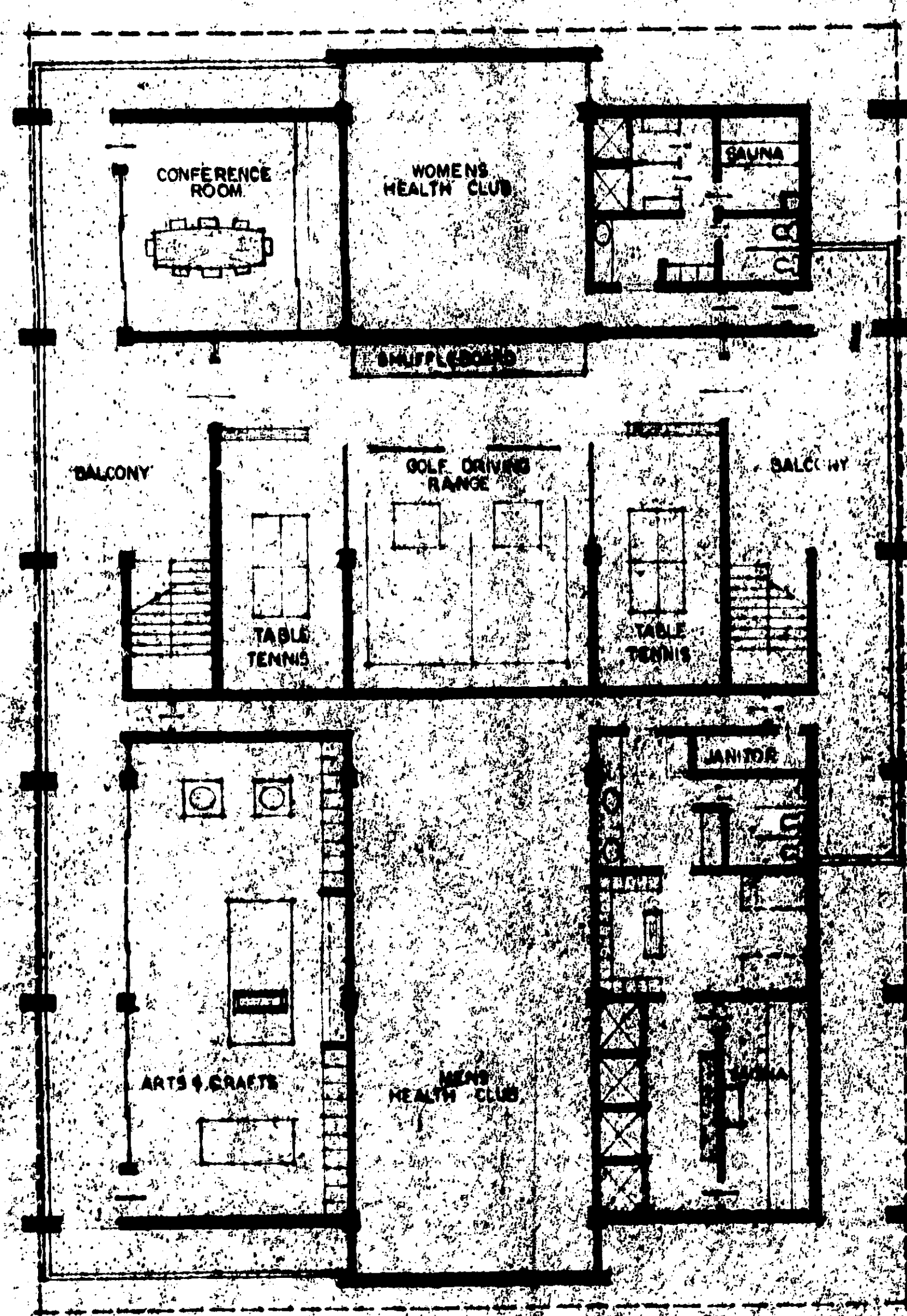
*USE PERMIT
No. 1370
3 of 7*

SBC DESIGN INC.
ROBERT H. SKINNER AIA
ARCHITECTS
R&B DEVELOPMENT CO.
GENERAL CONTRACTORS

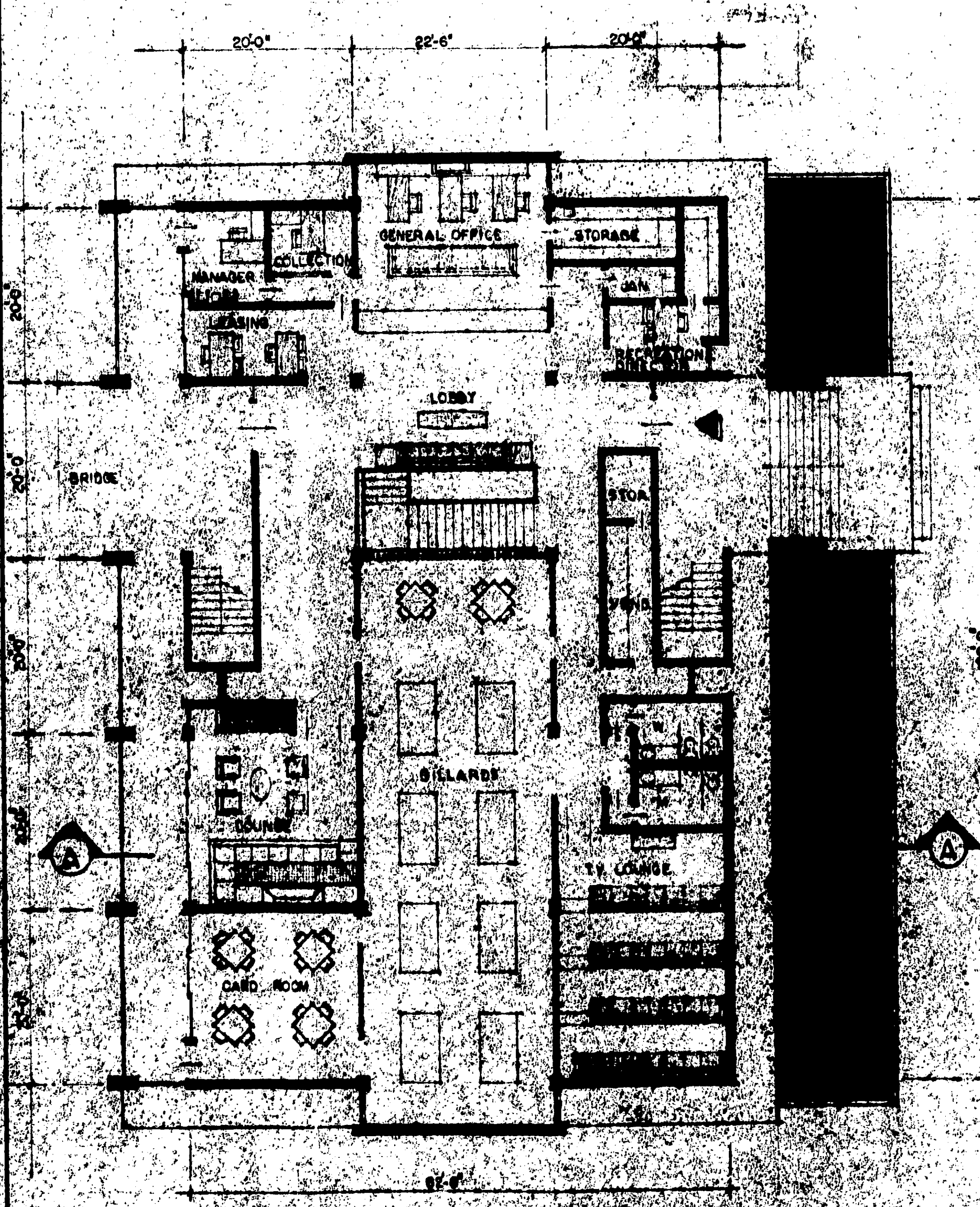
1670 W. OLYMPIC BLVD.
LOS ANGELES, CALIFORNIA 90064
213 478-1021
PHONE

SOUTH BAY CLUB
A PARTMENT S
NEWPORT BEACH

SHEET TITLE	
ELEVATIONS	
DATE: APR. 22, 68	JOB NO.
DRAWN BY	1374
APPROVED	
SHEET NO.	4

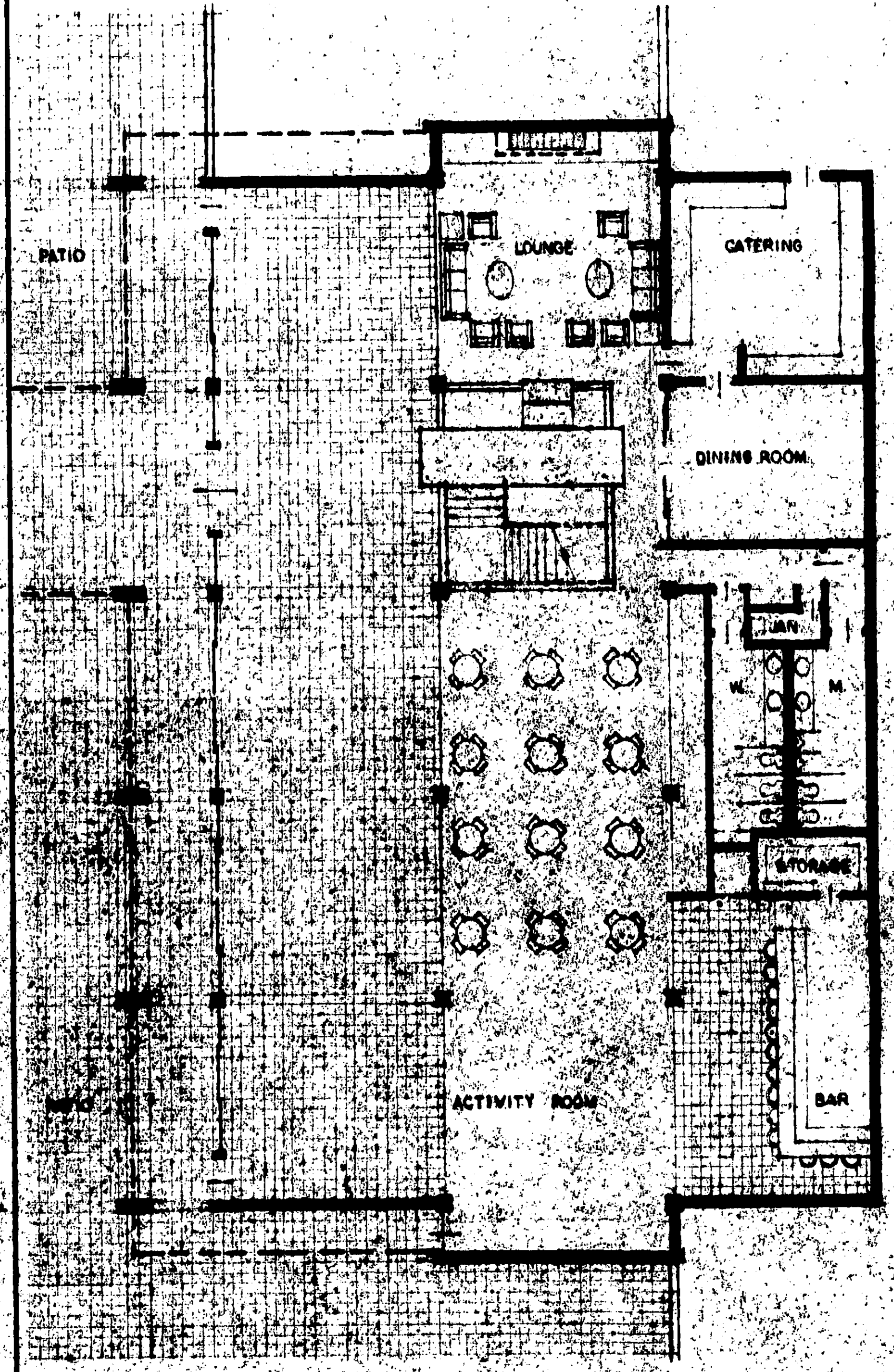


SECOND FLOOR PLAN



FIRST FLOOR PLAN

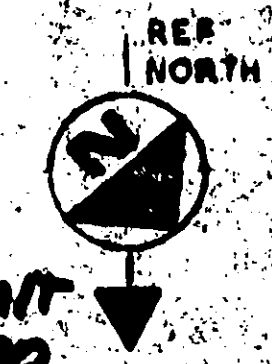
SCALE 1/8" = 1'-0"



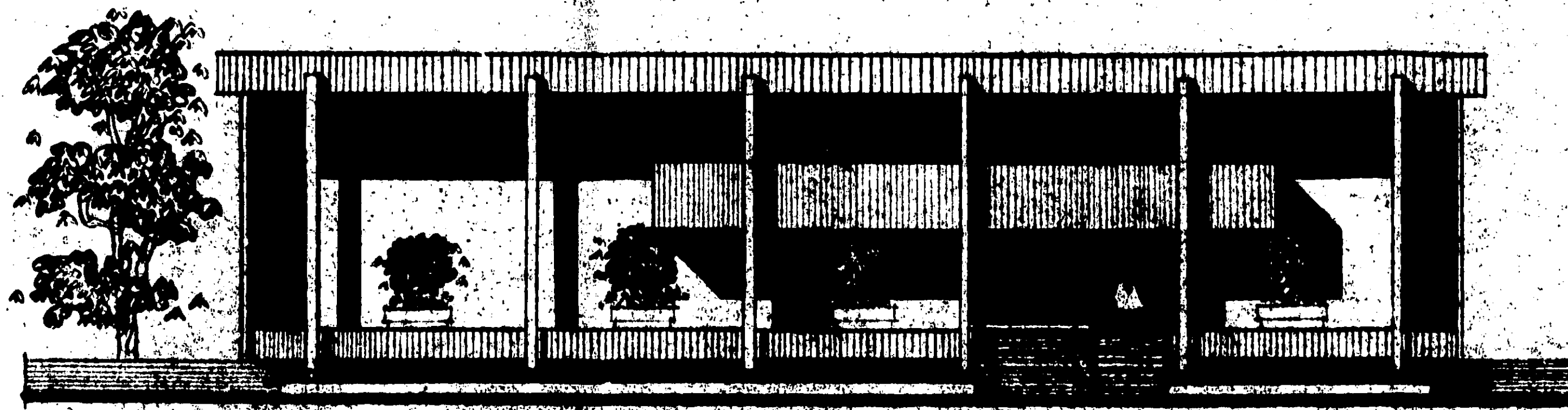
BASEMENT FLOOR PLAN

RECREATION BUILDING

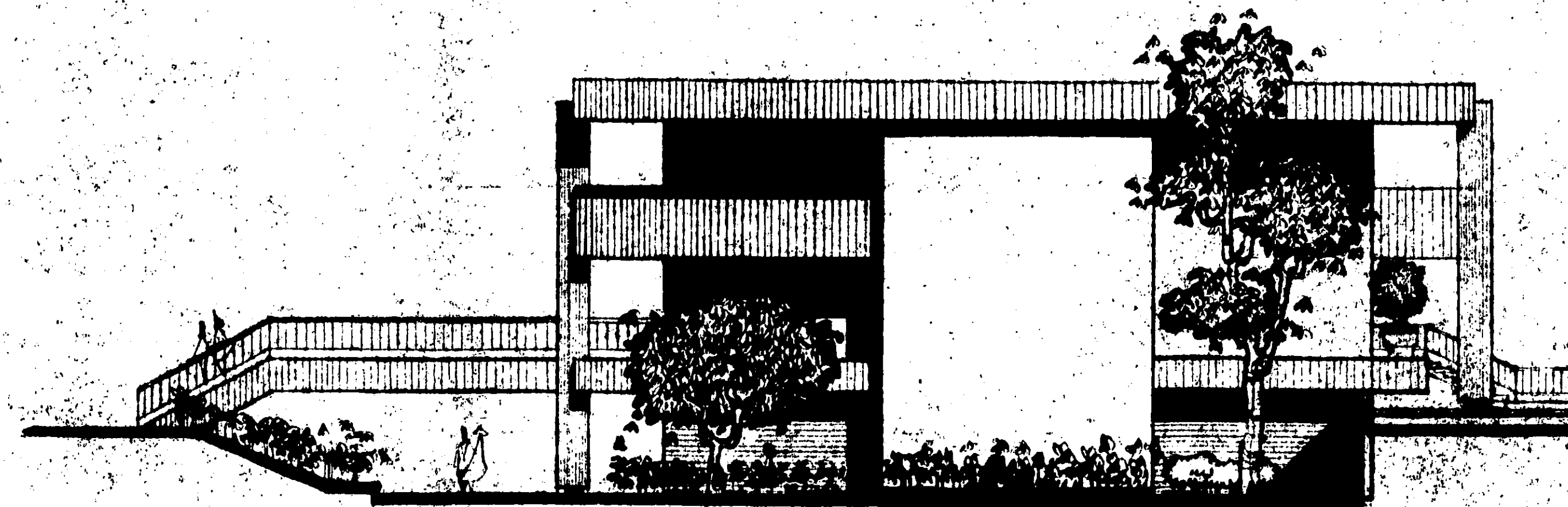
Use Plans No. 1370 1952



SBC DESIGN INC. ROBERT H. SKINNER AIA ARCHITECT		LOS ANGELES, CALIFORNIA 90064 PHONE 213 478-1021
RGB DEVELOPMENT CO. GENERAL CONTRACTORS		1670 W. OLYMPIC BLVD. LOS ANGELES, CALIFORNIA 90064 PHONE 213 478-1021
SOUTH BAY CLUB APARTMENTS NEWPORT BEACH		
SHEET TITLE RECREATION BUILDING FLOOR PLANS DATE APR. 22, 65 DRAWN JCB APPROVED [Signature] SHEET NO. 3		



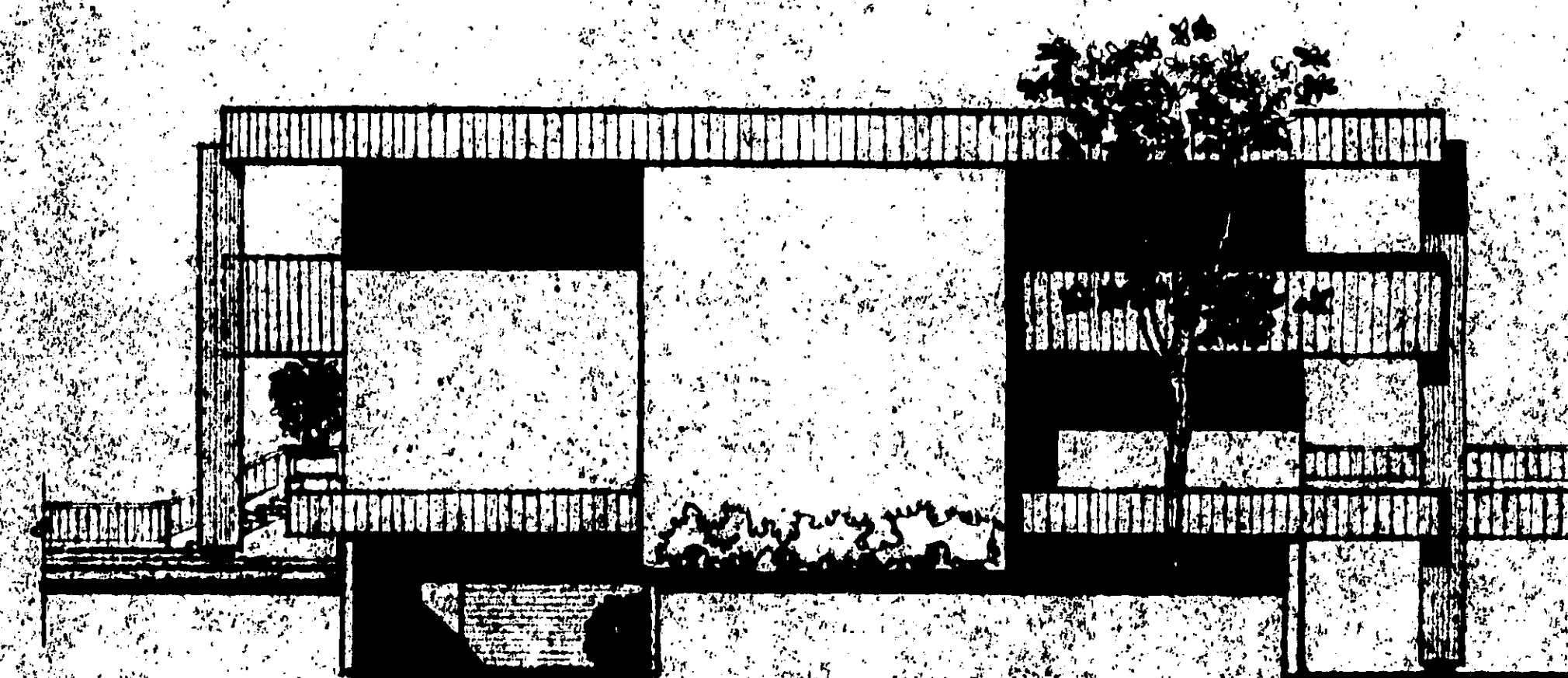
WEST ELEVATION



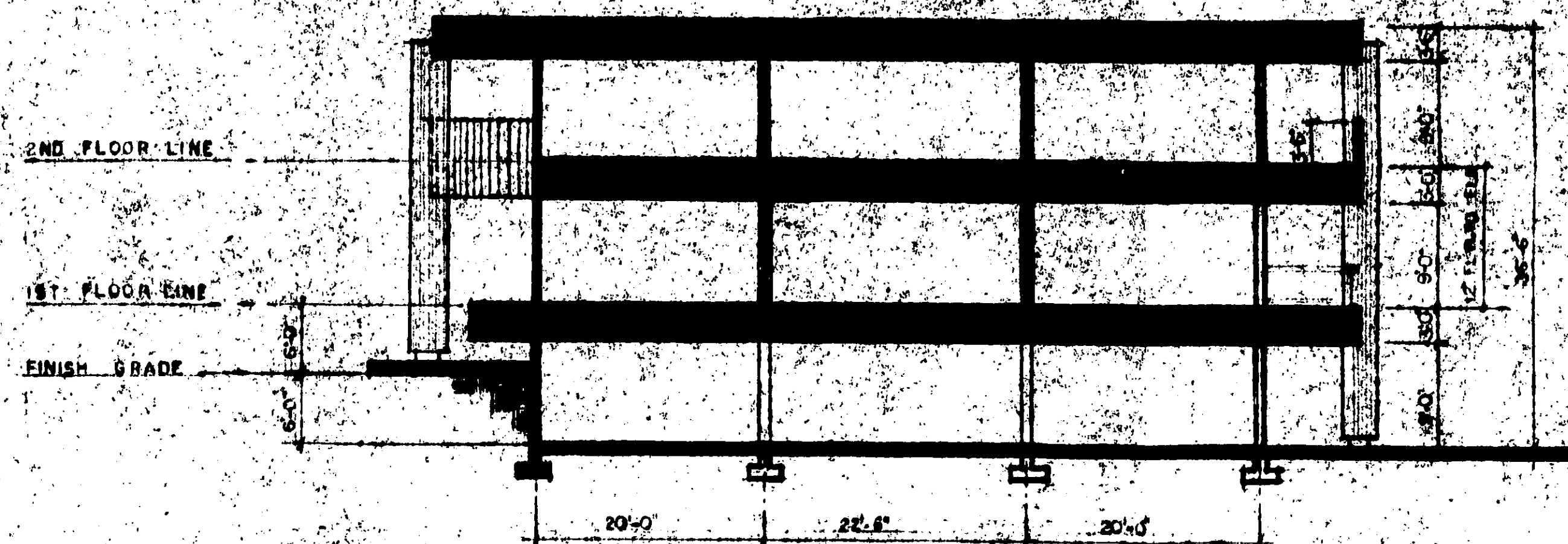
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SECTION A-A
SCALE 1/4" = 1'-0"

Use Permit
No. 1370
5 of 7
EXHIBIT

SBC DESIGN INC.
 DEVELOPMENT CO.
 GENERAL CONTRACTORS
 A R C H I T E C T S
 ROBERT H. SKINNER
 1870 W. OLYMPIC BLVD.
 LOS ANGELES, CALIFORNIA 90004
 PHONE 478-1081

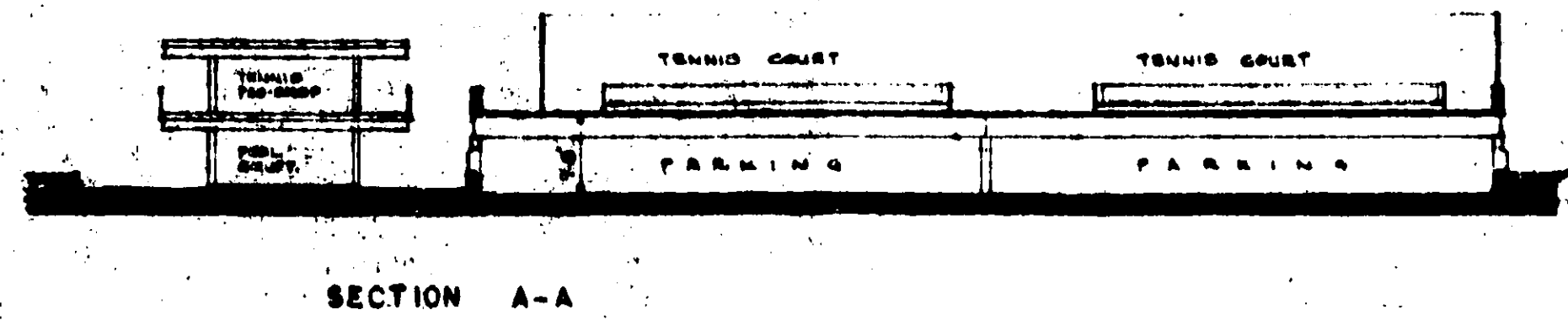
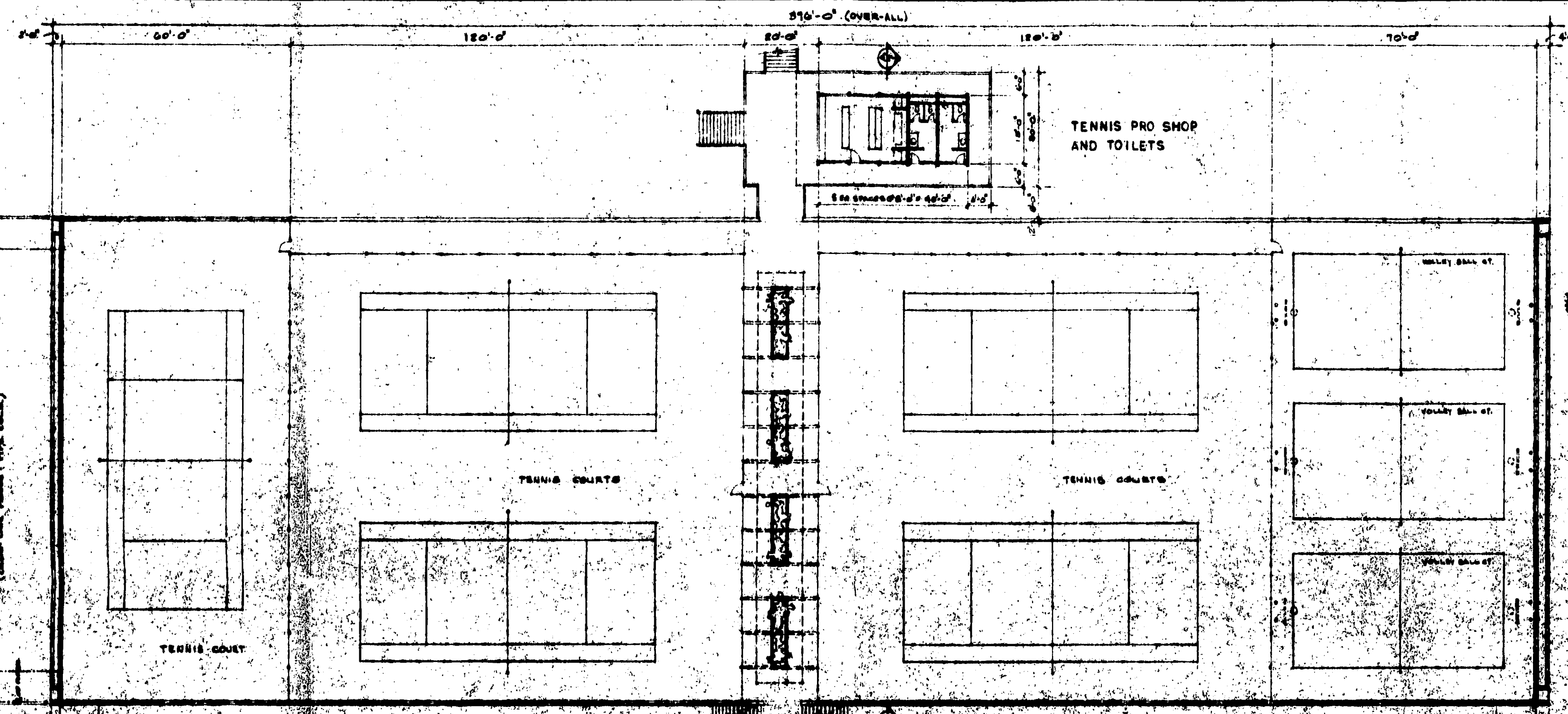
SOUTH BAY CLUB
 A P A R T M E N T S
 NEWPORT BEACH

NO.	REVISIONS

SHEET TITLE
 RECREATION BUILDING SECTION ELEVATIONS
 DATE: APR. 23, 66
 DRAWN: JCB
 APPROVED: [Signature]
 SHEET NO. 3

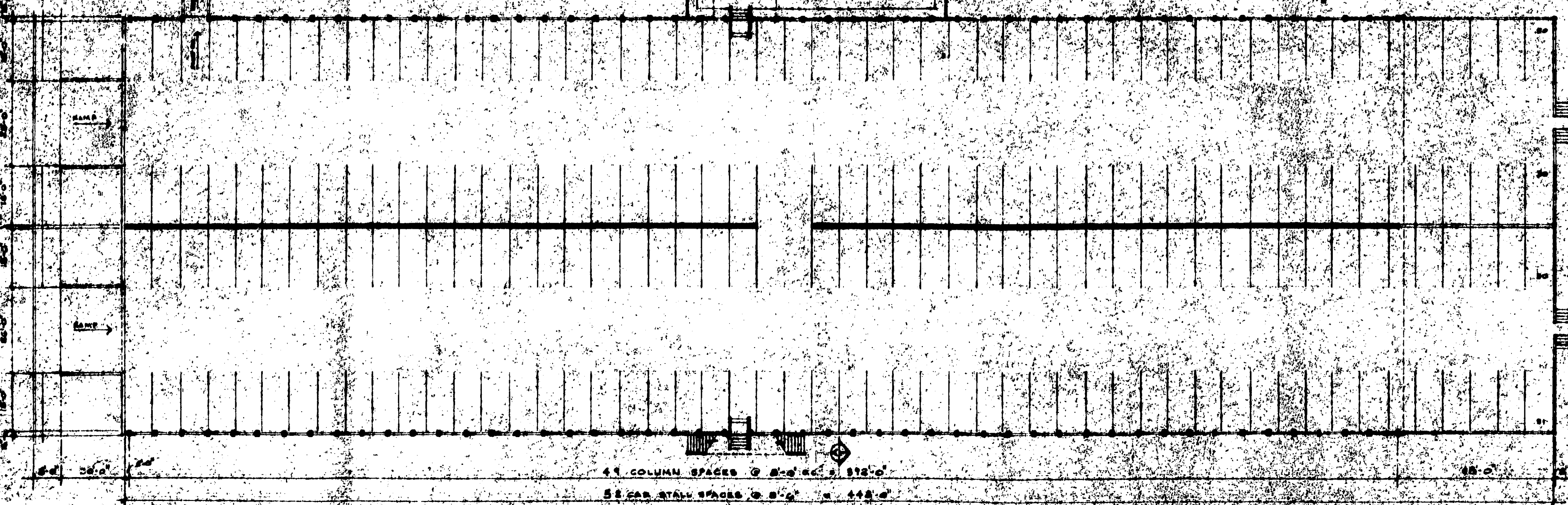
NORTH ELEVATION

IRVINE AVENUE ELEVATION



DECK FLOOR PLAN
 DECK FLOOR AREA 50,200.0
 STAIRS & SEPARATE WALKS 1,500.0
 TENNIS PRO SHOP (ST. 200) 1,000.0

TENNIS PRO SHOP
 LOWER FLOOR



GARAGE FLOOR PLAN

PARKING STRUCTURE

Use Permit
 No. 1370
 6 of 7

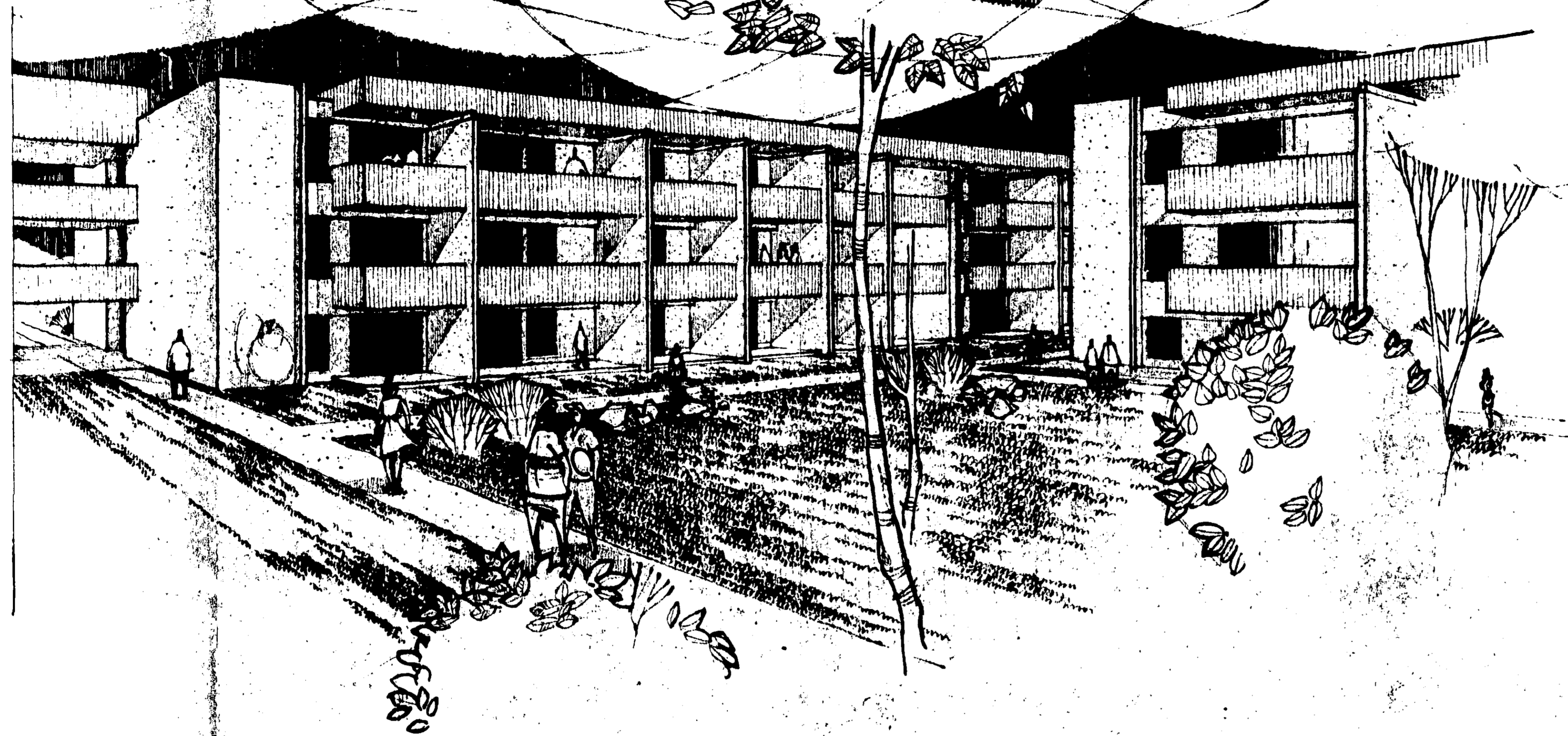
SBC DESIGN INC.
 ROBERT H. SKINNER AIA
 ARCHITECT

R&B DEVELOPMENT CO.
 GENERAL CONTRACTORS

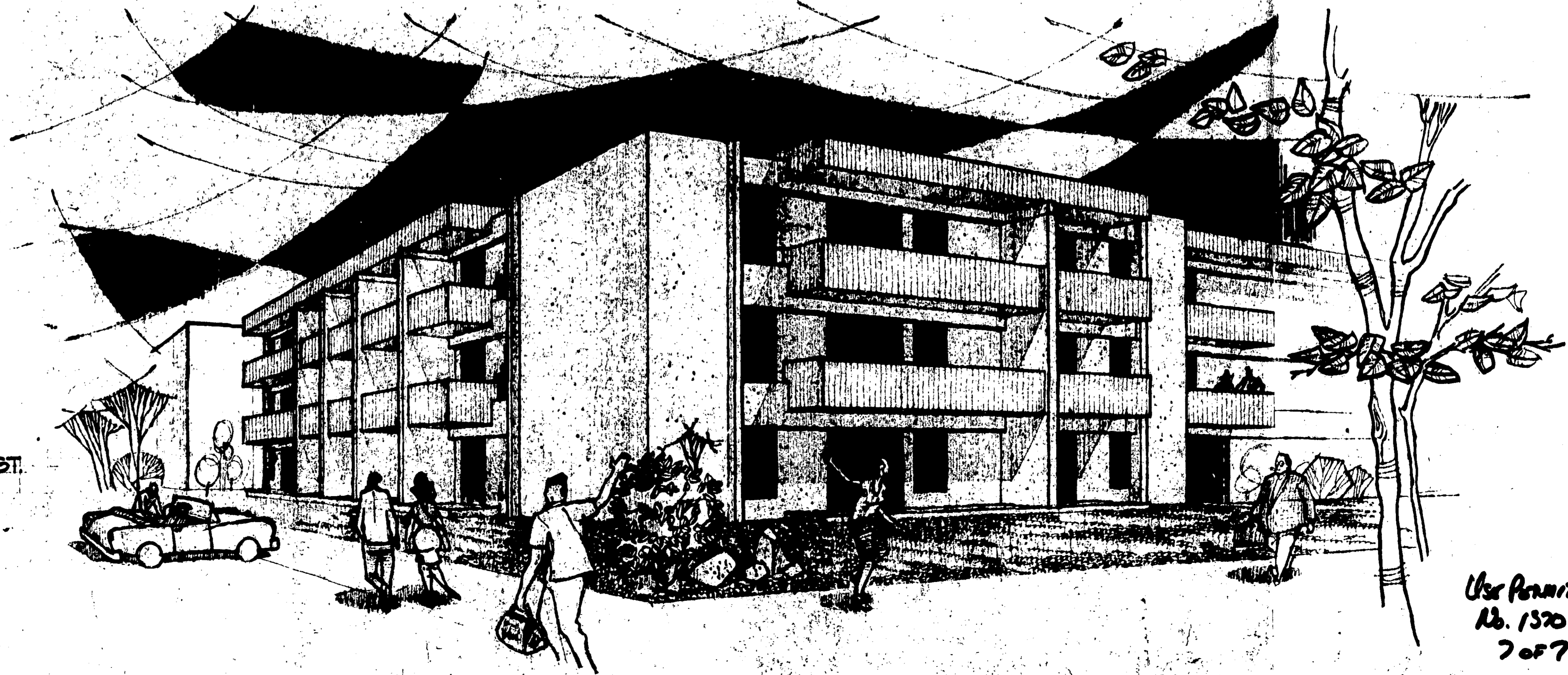
LOS ANGELES, CALIFORNIA 90084
 PHONE 213 478-1081

SOUTH BAY CLUB
 A PARTMENT S
 NEWPORT BEACH

SHEET TITLE	
PARKING STRUCTURE & TENNIS PRO BLDG	
DATE	APR. 21.68
DRAWN	JOB
APPROVED	134
SHEET NO.	
7	



VIEW FROM AN INTERIOR COURT



VIEW FROM CORNER OF 16TH ST.
AND IRVINE AVENUE

Use Permit
No. 1570
2 of 7

RENDERING

R&B DEVELOPMENT CO.
GENERAL CONTRACTORS
SBC DESIGN INC.
ROBERT H. SKINNER A.I.A.
ARCHITECTS

11570 W. OLYMPIC BLVD.
LOS ANGELES, CALIFORNIA 90064
PHONE 213 478-1021

SOUTH BAY CLUB
APARTMENTS
NEWPORT BEACH

NO.	DATE	REVISIONS

SHEET TITLE
PERSPECTIVE
DRAWING

DATE 4-22-68
DRAWN BY
APPROVED 134

SHEET NO
8

INSTRUCTIONS: (Read Carefully.) The applicant or his legal representative must be present at all public hearings. Fill out this application completely. It must be accompanied by five copies of a plot plan to scale, and with correct dimensions, showing in detail all boundaries, existing building, proposed alterations and additions. The applicant must sign conditions of Use Permit, if any, within thirty days after approval. Application shall be revoked if not used within eighteen months from date of approval.

Wilshire West Development Co. 11570 W. Olympic Blvd. Los Angeles, California 90064 Applicant Address Involved

Portion of Lot #3 See Attached Legal Description BLOCK SECTION TRACT #1125 ZONE U

DATE OF HEARING October 17, 1968 TIME 8:00 P.M.

Application is hereby made for a Use Permit from Section 20.34.020 to permit Development of a 718 unit Apartment Complex on property in the unclassified district and signing (temporary and permanent) exceeding ordinance allowances.

There are 10 sheets attached to and made a part of this application. I hereby certify that the foregoing statements, maps, drawings, plans and specifications attached hereto are true and correct. If approved, this Use Permit will not adversely affect persons residing or working in the neighborhood. I further consent to any permit issued in reliance thereon being null and void in the event they are not true and correct.

Signature of Owner or applicant Home Address Phone (213) 478-1021

FOR DEPARTMENTAL USE ONLY PLANNING COMMISSION ACTION

In accord with Section 20.34.020 a Use Permit is hereby GRANTED the above applicant subject to requirements of all governmental agencies having jurisdiction and subject to the following:

CONDITIONS ATTACHED HERETO AND MADE A PART HEREOF.

The undersigned hereby agrees to all the above conditions.

Signature of Grantee

FINDINGS OF PLANNING COMMISSION: Upon a review of the evidence on file and

testimony presented at the hearing the Commission found and determined that under the circumstances of the particular case, the granting of this use permit would not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood and, therefore, recommended approval subject to the conditions attached hereto and made a part hereof.

APPROVED - By City Planning Commission on the 17 day of October 1968

DENIED- APPROVED - By the City Council on the day of 19

Ray Y. Copelin, Secretary Newport Beach City Planning Commission

Margery Schrouder, City Clerk Newport Beach, California

CITY OF NEWPORT BEACH -- DEPARTMENT OF COMMUNITY DEVELOPMENT

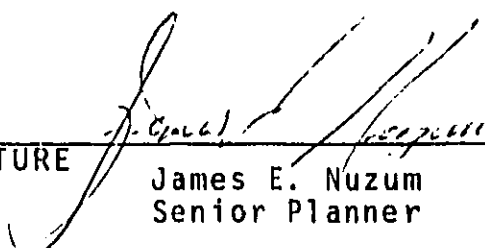
TO: Jim Hewicker
FROM: Jim Nuzum
SUBJECT: "Temporary" Signs at South Bay Club

Attached is a letter written to the management of the South Bay Club Apartments on December 16, 1970. The signs still have not been removed.

Also attached is a copy of a letter from the R&B Development Company requesting approval of the temporary signs. The signs were approved by the Planning Department subject to the condition that "all temporary signs shall be removed upon installation of permanent signs or upon final inspection of first units; whichever occurs first."

There is no mention in the Staff reports or minutes relative to the use permit covering this project (UP 1370).

SIGNATURE


James E. Nuzum
Senior Planner

March 2, 1971

DATE

JEN/kk

December 16, 1970

South Bay Club Apartments

~~1170 West Olympic~~
Los Angeles, California

11570 W. Olympic Blvd
~~90060~~
90064

Gentlemen:

On October 8, 1968, a building permit was issued for two temporary pole signs (200 sq.ft.), located at the northeast corner of Irvine Avenue and 16th Street, and at the southeast corner of Irvine and Sherrington Avenues.

As these signs have been in existence in excess of two years, and since your permanent signing is in place, it is hereby requested that the subject temporary signing be removed by December 31, 1970.

If you have any questions regarding this, please contact me at 973-2110, Extension 203.

Very truly yours,

JAMES E. HUZAR
Senior Planner

JEN/CLK/kk

DEVELOPMENT COMPANY

October 21, 1968

file

Mr. Ernest Mayer, Jr.
Planning Director
Planning Commission
3300 Newport Boulevard
Newport Beach, California 92660

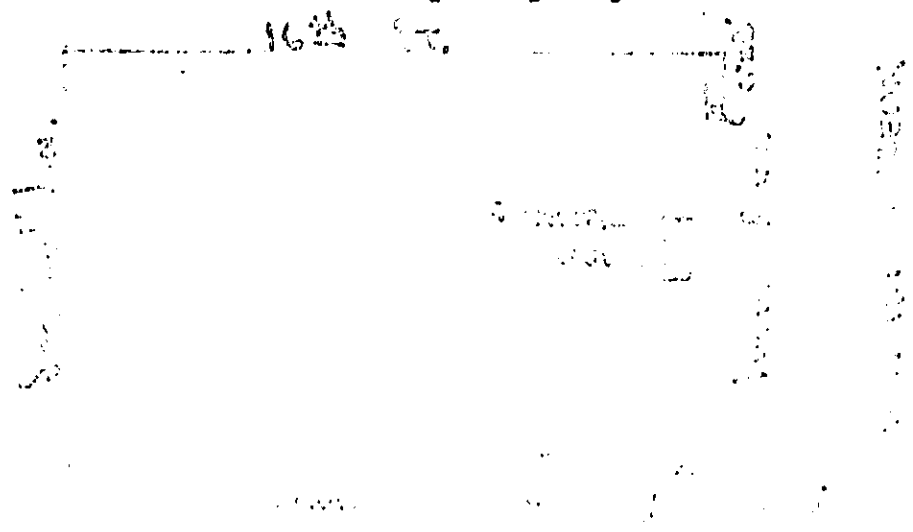


RE: SOUTH BAY CLUB - NEWPORT BEACH

Dear Mr. Mayer:

On behalf of R & B Development Company, I request that due to certain construction requirements the position of the temporary signs to be situated on Newport Beach South Bay Club at 16th and Irvine Streets be amended per the sketch hereon.

The original permits were granted for two 10' x 20' temporary signs and two 6' x 4' temporary signs.



If you have any questions, please don't hesitate to call me.

If this proposal meets with your approval, please sign in the appropriate space and return one copy.

Respectfully submitted,

SEE CONDITIONS ON BACK.

Approved *L. G. Throngard*
Date *10-29-68*

L. G. Throngard
Director
Site Planning

LGT:sw

cc: D. Jay, J. Marten, J. Lewis, Michael P. Noonan
R & B DEVELOPMENT COMPANY • 11570 W. OLYMPIC BLVD. • LOS ANGELES, CALIF. 90064 • PHONE 478-1021

Conditions for sign re-locations:

1. Signs to be approved by City Traffic Engineer as to sight clearance.
2. All Temporary signs shall be removed upon installation of permanent signs or upon final inspection of first units whichever occurs first.

January 20, 1975

Mr. Cline Martin
R & B Development Company
2222 Corinth Avenue
P.O. Box 64719
Los Angeles, California 90064

Dear Mr. Martin:

In order to "legalize" the 3 signs we have discussed, or any additional signs at Oakwood, the following permits will be necessary in the order they appear:

1. An Amendment to your existing use permit -- this will require a public hearing before the Planning Commission.
2. An "Approval in Concept" permit from the City.
3. A permit from the California Coastal Zone Conservation Commission.
4. A building (sign) permit from the City and an electrical permit from the City.

In the process of amending your Use Permit the Planning Commission will make the determination as to whether any more signs shall be placed in the landscaped setback areas. This issue will be fully resolved before you can make application to the Coastal Commission, since they require that all discretionary approvals be received and final prior to their acting on a permit.

Assuming that you immediately take the appropriate steps to amend your Use permit, the illegal signs can remain in place until the issue is resolved by the Planning Commission.

Very Truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By


Robert P. Lenard,
Associate Planner

RPL/jkc

Hunter Cook

Brian Hawley

South Bay Club Apartments

The development of the South Bay Club Apartments is governed by two conditional use permits - UP 1370, covering the first-stage development at 16th Street and Irvine Avenue, and UP 1405, covering the second-stage at 16th Street and Sea Gull Lane.

Condition #4 of UP 1370 requires: "All utilities including power and telephone shall be installed underground." This condition seems to be tempered somewhat by Condition #3 of UP 1405 which was approved by the Planning Commission at a later date than UP 1370. This condition states: "All overhead power and telephone lines on 16th Street shall be installed underground provided that the cost of such installation is reasonable." It further seems that the determination as to the reasonableness of undergrounding these utilities along 16th Street should be left to the discretion of the Public Works Department after a careful cost analysis of the project.

The undergrounding of utilities along the other streets bordering the second-stage development are covered by Condition #4 of UP 1405 which is substantially the same as Condition #4 of UP 1370 cited above.

In summary, with the exception of the utilities along 16th Street, all utilities within and bordering this project are required to be placed underground.

We feel that the developers of this project should be reminded of this requirement and that a copy of this memo be attached to the improvement plans filed with your office.

SIGNATURE

Brian N. Hawley

January 6, 1969

DATE

BNH/kk



CITY OF NEWPORT BEACH

CALIFORNIA 92640

City Hall
3300 Newport Blvd.
(714) 873-3110

October 11, 1968

R. & B. Development Company
11570 W. Olympic Boulevard
Los Angeles, California 90064

Attention: Mr. Jack Butler

Subject: Newport Beach South Bay Club Development, Curb and Right-of-Way
Realignment on Irvine Avenue, Southerly of Sherington Place

Gentlemen:

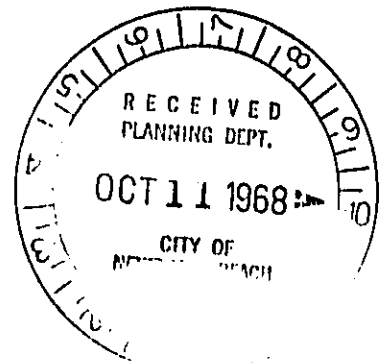
This is to acknowledge that the subject realignment, requested by the City in our letter of September 26, 1968, will result in a small change to the building setbacks for the project. The original setback for the most northerly structure fronting on Irvine Avenue will be reduced by a maximum amount of two or three feet. The City has no objection to this change.

Very truly yours,

Benjamin B. Nolan
City Engineer

BBN/em

cc: Planning Director
Building Director



Curtis
Jakosky
Clemence
Capelin
Adkinson
Dosh
Watson

October 17, 1968

V-958
APPROVED

MORNINGSTAR, Joe B. 1022 Sandcastle Dr., CdM
Lot 18 Tract 6425 Zone R-1-B
Applicant requests approval to encroach 10 ft. into the 10 ft. front yard setback along each side property line with a 6 foot wood fence and a 4 ft. wrought iron fence over 2 foot slump stone fence along front property line.

Mr. Morningstar was present at the meeting.

The application was approved subject to the condition that the fences in the side yards be open and maintain the same pattern as the fence on the front property line; all fences to meet the Building Code.

Motion
Second
All Ayes

x

x

USE PERMITS

UP-1405
APPROVED

WILSHIRE WEST DEVELOPMENT CO. N.W. corner of
16th Street and
Sea Gull Lane
Por. Lot 3 Tract 1125 Zone Unclassified
Applicant requests approval of the development of a 715 unit apartment complex together with temporary and permanent signing.

Mr. Robert Skinner, architect, and Mr. Robert Franks of R. & B. Development Company addressed the Commission.

Mr. Will Newman of 1900 Holiday Road asked that the application be postponed so he could make a survey in the neighborhood regarding this development. The Commission stated that since the application had been published in the newspaper and the property posted as required by law, they did not feel it was fair to the applicant to defer taking action on the matter.

Motion
Second
All Ayes

x

x

The application was approved, subject to the following conditions:

1. All open parking areas shall be screened from public streets with low walls (36 inches high) and landscaping as approved by the Planning Director.
2. A master plan of sewer and water utilities and drainage facilities shall be approved by the Public

Watson
Dosh
Adkinson
Copelin
Clemence
Jakosky
Curtis

October 17, 1968

Works Department.

3. All overhead power and telephone lines on 16th Street shall be installed underground provided that the cost of such installation is reasonable.
4. All utilities within the project, including power and telephone, shall be installed underground.
5. All abutting streets shall be widened and improved to City standards as approved by the City Engineer, including right-of-way dedication, pavement, curb, gutter, sidewalk, utility extension and tree planting.
6. All street improvement plans shall be prepared on standard size sheets by a licensed Civil Engineer.
7. A satisfactory surety shall be posted and an agreement executed guaranteeing completion of public improvements, and a standard inspection fee shall be paid.
8. Grading of the site shall be in accordance with a grading plan and report approved by the City Engineer and a qualified Soils Engineer. Upon completion of the grading, the Soils Engineer shall certify that the grading has been completed according to the plan and the grading ordinance. A reproducible copy of the grading plan on a standard size sheet shall be furnished the Public Works Department.
9. Vehicular access rights to 16th Street shall be dedicated to the City except as shown on the approved final site plan.
10. Any necessary easements for public utilities shall be at least 12 feet wide.

CITY OF NEWPORT BEACH

COMMISSIONERS

Watson
Dosh
Adkinson
Copelin
Clemence
Jakosky
Curtis

October 17, 1968

11. Drive approach locations and configurations shall be approved by the City Traffic Engineer with special consideration given to the turning radius of the driveways.
12. Access for fire apparatus shall be provided as required by the Fire Department.
13. Fire fighting facilities such as hydrants and water mains shall be approved by the Fire Department and City Engineer.
14. All landscaped areas shall be provided with an underground sprinkler system.
15. Final plans for landscaping and the sprinkler system shall be approved by the Planning Director.
16. All off-street parking shall comply with City parking standards. The parking plan shall be redesigned to provide 75% of the total 1074 parking spaces in standard size stalls.
17. A building permit for all or part of the development shall have been issued before expiration of one year from the date of approval of this use permit or a new use permit application shall be filed.
18. The Planning Commission reserves the right to approve minor modifications of the plans and these conditions without further public hearing if such are not detrimental to adjacent properties.
19. The hours of operation of outdoor recreation facilities shall not be later than 10:30 P.M.

CITY OF NEWPORT BEACH

October 17, 1968

TO: Planning Commission
FROM: Planning Department
SUBJECT: Use Permit Application 1405
Wilshire West Development Company
16th Street and Seagull Lane
Zone Unclassified

Application

This application proposes to establish a 718 unit apartment complex. Section 20.34.020 requires a use permit to establish any use in the Unclassified Zone.

Subject Property and Surrounding Land Use

The site contains approximately 14.5 net acres at the northwesterly corner of 16th Street and Seagull Lane. It is bounded by Sherington Place on the north.

Northerly of the site along Westcliff Drive the property is developed to business and office use. Easterly are more businesses, offices and a church. Southerly is Newport High School. Westerly is a 732 unit apartment project under construction by the same developer.

Developmental Characteristics

The site contains approximately 15.7 gross acres upon which a total of 718 apartments are proposed to be built. The dwelling unit density will be approximately 45.6 units per gross acre or 49.3 units per acre, excluding street rights-of-way. This compares with a permitted density of 36 units per acre in R-3 and 50 units per acre in R-4. The general area surrounding the development proposed is particularly well suited for these kinds of densities.

The complex will consist of 9 apartment buildings, three stories in height. A recreation and office building is proposed on Sixteenth Street approximately in the center of the site. There is no swimming pool nor therapeutic pool shown. There are four tennis, two volleyball and four paddle tennis courts on the roof of a parking structure.

Setbacks on all three streets are 20 feet with 5 foot balcony projections. Along the westerly property line a setback of 10 feet is shown for the parking structure.

According to the plans a total of 1074 parking spaces will be provided in one open parking area, two parking structures and two parking basements under apartment buildings. 689 spaces are covered and 385 are open. The parking ratio is 1.5 spaces per unit. In the

TO: Planning Commission - 2.

apartment project adjoining on the west the Commission required 1025 parking spaces for 732 units (1074 proposed here for 718 units).

Access into parking structure II and to the basement parking is not perfect. Driveways will be steep and no level landing area at sidewalks is indicated. The driveways into basement parking scale 16 feet wide for 2-way traffic which is not sufficient particularly with right angle turns. Sight distance will be poor unless a level landing area is provided.

Section 20.08.190 of the Newport Code requires a total of 1432 parking spaces, 718 of which must be in garages or carports. This, of course, does not take into account the type of units to be built. For example, a single apartment certainly does not generate as much parking need as does a three bedroom unit. In the subject case over three-fourths of the units are one and two bedroom. Only 170 units or 23.6% are singles. Using what staff considers adequate parking ratios for this type of development (1:1 for singles, 1-1/3:1 for one bedroom, 1-2/3:1 for two bedroom) a parking need of 962 spaces was calculated. Staff therefore concludes that the 1074 spaces to be provided should be adequate. Approximately 1/3 of the spaces are indicated at 7'4" wide for compact cars. (This may be too great a quantity.)

The Public Works Department reports that completion of planned street improvements will provide adequate carrying capacity for the additional traffic. They further report there is adequate utility capacity (sewer and water) for this and additional developments in the area.

The Fire Department sees no problems as long as adequate access and water supply is provided. Parks, Beaches and Recreation will coordinate street trees with landscaping of the development.

The project as proposed provides recreational facilities consisting of tennis, paddle tennis and volley ball courts and a recreation building. Preliminary plans for the project indicated swimming and therapeutic pools but none are shown on the submitted plans. The facility is designed for young married couples without children and therefore will not create a school problem. Rather, it will more than pay its way in terms of the total City revenue picture. This development will also have a strong economic influence on the Westcliff shopping area.

Analysis and Recommendation

It is staff's opinion that the area proposed for this project is quite appropriate for this kind of development. In fact, it should be an asset to the area. The densities proposed are less than could be constructed under an R-4 zone. Parking appears to be adequate for the type of development.

TO: Planning Commission - 3.

After having studied the proposal in depth, it is staff's opinion that this is an appropriate development. We, therefore, recommend approval upon the following conditions:

1. All open parking areas shall be screened from public streets with low walls (36 inches high) and landscaping as approved by the Planning Director.
2. A master plan of sewer and water utilities and drainage facilities shall be approved by the Public Works Department.
3. All overhead power and telephone lines on 16th Street shall be installed underground.
4. All utilities within the project, including power and telephone, shall be installed underground.
5. All abutting streets shall be widened and improved to City standards as approved by the City Engineer, including right-of-way dedication, pavement, curb, gutter, sidewalk, utility extension and tree planting.
6. All street improvement plans shall be prepared on standard size sheets by a licensed Civil Engineer.
7. A satisfactory surety shall be posted and an agreement executed guaranteeing completion of public improvements, and a standard inspection fee shall be paid.
8. Grading of the site shall be in accordance with a grading plan and report approved by the City Engineer and a qualified Soils Engineer. Upon completion of the grading, the Soils Engineer shall certify that the grading has been completed according to the plan and grading ordinance. A reproducible copy of the grading plan on a standard size sheet shall be furnished the Public Works Department.
9. Vehicular access rights to 16th Street shall be dedicated to the City except as shown on the approved final site plan.
10. Any necessary easements for public utilities shall be at least 12 feet wide.
11. Drive approach locations and configurations shall be approved by the City Traffic Engineer.
12. Access for fire apparatus shall be provided as required by the Fire Department.

TO: Planning Commission - 4.

13. Fire fighting facilities such as hydrants and water mains shall be approved by the Fire Department and City Engineer.
14. All landscaped areas shall be provided with an underground sprinkler system.
15. Final plans for landscaping and the sprinkler system shall be approved by the Planning Director.
16. All off-street parking shall comply with City parking standards. The parking plan shall be redesigned to provide 75% of the total 1074 parking spaces in standard size stalls.
17. A building permit for all or part of the development shall have been issued before expiration of one year from the date of approval of this use permit or a new use permit application shall be filed.
18. The Planning Commission reserves the right to approve minor modifications of the plans and these conditions without further public hearing if such are not detrimental to adjacent properties.
19. The hours of operation of outdoor recreation facilities shall not be later than 10:30 P.M.

Respectfully submitted,

Ernest Mayer, Jr.
Planning Director

By Willis C. Warner
Willis C. Warner
Principal Planner

EM:WCW:hh

Attachments: Vicinity Map
Plot Plans and Elevations
Letter from Asst. Public Works Director
Brochure from R. & B. Development Co.

LEGAL DESCRIPTION:

That portion of Lot 3 of Tract No. 1125, in the City of Newport Beach, county of Orange, state of California, as per map recorded in book 39 pages 7 and 8 of Miscellaneous Maps, in the office of the county recorder of said county, described as follows:

Beginning at the most westerly corner of said lot 3; thence North $39^{\circ} 43' 55''$ East along the northwesterly line of said lot 3, a distance of 930.75 feet; thence South $50^{\circ} 15' 30''$ East 1480.65 feet; thence South $39^{\circ} 43' 55''$ West 930.49 feet to a point in the southwesterly line of said lot 3; thence North $50^{\circ} 16' 05''$ West along the southwesterly line of said lot 3, a distance of 1480.65 feet to the point of beginning.

CITY OF NEWPORT BEACH

COMMISSIONERS

Watson
 Dosh
 Clemence
 Copelin
 Jakosky
 Clark
 Curtis

May 16, 1968

UP-1366
WITHDRAWN

TULLY, Michael R. 211-213 - 61st Street
 Lot 8 Block 1 Seashore Colony Tract Zone C-1-H
 Applicant requests approval for on-sale beer
 and wine, live entertainment and dancing within
 200 feet of a residential district.

The application was withdrawn at the request of
 the applicant.

Motion
 Second
 All Ayes

x
 x

UP-1367
CONTINUED
UNTIL
JUNE 6

LANSDALE, Mr. & Mrs. Phil 815 E. Bay Avenue
 Balboa
 Lot 7 Block 11 Balboa Tract Zone C-1
 Applicant requests approval to construct a
 duplex with one unit to be used for commercial
 purposes.

The application was continued until June 6,
 1968 at the request of the applicant.

Motion
 Second
 All Ayes

x

x

UP-1368
APPROVED

CARNEY, Thomas J. 2140 E. Balboa Blvd.
 Balboa
 Por. Lots 38 & 39 Tract 756 Zone R-1
 Applicant requests approval of an addition to
 an existing nonconforming building.

Mr. Thomas Carney was present at the meeting.

The application was approved as requested.

Motion
 Second
 All Ayes

x
 x

UP-1369
APPROVED

WILLIAMS, Edwin O. and 505 North Bay Front
 Josephine P. Balboa Island
 Por. Lots 3 & 4 Bl. 10 Section 1
 Balboa Island Tract Zone R-2
 Applicant requests approval of alterations and
 additions to a nonconforming dwelling; proposes
 to pave area for parking 2 cars.

Mr. E. O. Williams was present at the meeting.

The application was approved as requested.

Motion
 Second
 All Ayes

x

x

UP-1370
APPROVED

WILSHIRE WEST DEVELOPMENT 880 Irvine Avenue
 COMPANY
 Por. Lot 3 Tract 1125 Zone Unclassified
 Applicant requests approval of the development
 of a 732 unit apartment complex.

Mr. Robert Skinner, the architect for the pro-

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May 16, 1968

ject, represented the applicant.

The application was approved, subject to the following conditions:

1. All parking areas shall be screened from public streets with low walls (36" high) and landscaping as approved by the Planning Director.
2. A parcel map shall be recorded creating the proposed building site prior to issuing a building permit.
3. A master plan of sewer and water utilities and drainage facilities shall be approved by the Public Works Department.
4. All utilities, including power and telephone, shall be installed underground.
5. All abutting streets shall be widened and improved to City standards as approved by the City Engineer, including right-of-way dedication, pavement, curb, gutter, sidewalk, utility extension and tree planting.
6. All street improvement plans shall be prepared on standard size sheets by a licensed civil engineer.
7. A satisfactory surety shall be posted and an agreement executed guaranteeing completion of public improvements, and a standard inspection fee shall be paid.
8. Grading of the site shall be in accordance with a grading plan and report approved by the City Engineer and a qualified soils engineer. Upon completion of the grading, the soils engineer shall certify that the grading has been completed according to the plan and grading ordinance. A reproducible copy of the grading plan on a standard size sheet shall be furnished the Public Works Department.

Motion
Second
All Ayes

x
x

Watson
Dosh
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Clark
Curtis

May 16, 1968

- 9. Vehicular access rights to 16th Street and Irvine Avenue shall be dedicated to the City except as shown on the approved final site plan.
- 10. Any necessary easements for public utilities shall be at least 12 feet wide.
- 11. Drive approach locations and configurations shall be approved by the City Traffic Engineer.
- 12. Access for fire apparatus shall be provided as required by the Fire Department.
- 13. Fire fighting facilities such as hydrants and water mains shall be approved by the Fire Department and City Engineer.
- 14. All landscaped areas shall be provided with an underground sprinkler system.
- 15. Final plans for landscaping and the sprinkler system shall be approved by the Planning Director.
- 16. All off-street parking shall comply with City parking standards.
- 17. A building permit for all or part of the development shall have been issued before expiration of one year from the date of approval of this use permit or a new use permit application shall be filed.
- 18. The Planning Commission reserves the right to approve minor modifications of the plans and these conditions without further public hearing if such are not detrimental to adjacent properties.
- 19. The hours of operation for outdoor recreation shall not be later than 10:30 P.M.
- 20. 1025 parking spaces shall be pro-

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Jakosky
Clark
Curtis

May 16, 1968

vided of which 325 may be for compact cars.

RESUBDIVISIONS

3-253

APPROVED

IRVING BROTHERS Irvine Avenue and 16th Street
 Por. Lot 3 Tract 1125 Zone Unclassified
 Applicant proposes division of property at northeasterly corner of 16th Street and Irvine Avenue into two parcels.

The application was approved subject to the following conditions:

1. The resubdivision shall be approved by the City Council and a parcel map shall be recorded.
2. Sixteenth Street shall be dedicated to a width of 42 feet from the original centerline.
3. Irvine Avenue shall be dedicated to a width of 54 feet from the original centerline.
4. Sherington Place and Sea Gull Lane shall be dedicated to a width of 30 feet from centerline.
5. Full street improvements shall be constructed on 16th Street, Irvine Avenue, Sherington Place and Sea Gull Lane to City standards, including curb, gutter, sidewalk, pavement, street lighting, street trees and utility extensions.
6. All street improvement plans shall be prepared on standard size sheets by a licensed civil engineer.
7. A satisfactory surety shall be posted and agreement executed to guarantee completion of public improvements, and a standard inspection fee shall be paid.
8. Vehicular access rights to 16th Street and Irvine Avenue shall be

Motion
 Second
 All Ayes

x
 x

Legal Description
(Southeasterly Parcel)

All that real property in the City of Newport Beach, County of Orange, State of California, being that portion of Lot 3 of Tract 1125, per map thereof recorded in Book 39, Pages 7 and 8 of Miscellaneous Maps, records of said County, described as follows:

Beginning at the point on the Southwesterly line of said Lot 3 distant S. 50° 11' 05" E. 737.33 feet from the most Westerly corner of said Lot; thence N. 39° 48' 55" E. 930.62 feet to the Northeast-erly line of the land described in the deed to Griffith Bros. recorded April 13, 1960 in Book 5192, Page 415 of Official Records, records of said County; thence, along the boundary of said land, S. 50° 10' 30" E. 743.32 feet, and S. 39° 48' 55" W., 930.50 feet to the Southwesterly line of said Lot; thence N. 50° 11' 05" W., along said Southwesterly line, 743.32 feet to the point of beginning.

Containing a gross area of 16.391 acres, more or less. (Including one half of adjoining 16th Street, as shown on said map of Tract 1125.)

Subject to covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.

August 26, 1968

SBC Design Incorporated
11570 West Olympic Boulevard
Los Angeles, California 90064

Attention: Robert H. Skinner, A.I.A.

Gentlemen:

This is in response to your letter of August 20, 1968, setting forth your understandings concerning certain necessary changes in your parking facilities.

As you state, the redesign of the entrances to the parking structure will eliminate six parking spaces. We are agreeable that these six spaces can be eliminated from the total parking requirement in order to facilitate entrances acceptable to the City Traffic Engineer. Thus the total off-street parking requirement will be 1,019.

We are also agreeable that building permits can be issued for the residential units' portion of the project with the understanding that no garage will be built which does not have proper aisles, access and necessary number of parking spaces.

These agreeable points are approved specifically on the understanding that there will be absolutely no final inspections, temporary power connection or any other device or means to permit any occupancy of any part of the project whatsoever until all necessary parking is totally complete, usable and in a form approved by the Planning Department.

Very truly yours,

ERNEST MAYER, JR.,
Planning Director

EM/kk

August 20, 1968

Mr. Ernest Meyer, Director
Planning Department
City of Newport Beach
3300 Newport Boulevard
Newport Beach, Calif. 92660

Re: Newport Beach Country Club Apartments (South Bay Club)

Dear Mr. Meyer:

This letter, bearing my signature and that of Edward R. Broida, a general partner of the above referenced project, will be binding on our part as to our procedure for designing the parking areas for the complex.

Background:

- 1) Our original scheme called for 959 parking spaces and a parking system whereby a "cross-over aisle" was included as a convenience for tenants so that they would have alternate exits. These cross-overs were suggested by the Planning Director and, being internal, were considered by myself to be a voluntary addition to our design.
- 2) At the Planning Commission hearing of May 16, 1968, our plan was approved subject to the proviso that our parking facilities be expanded to accommodate 1025 cars, of which 325 spaces could be sized for small cars.
- 3) In re-working the site plan to accommodate the additional automobiles, I eliminated the cross-over aisles, not realizing that they were mandatory.
- 4) During our recent reviews when I learned that both Planning and Public Works looked upon the cross-over aisles as essential and not just a tenant convenience, I agreed that the parking structure design would be modified (enlarged) to accomplish the cross-overs as originally shown without reducing the number of parking spaces.

Mr. Ernest Meyer, Director
Planning Department
City of Newport Beach

August 20, 1968

PAGE TWO

- 5) We also agree to modify and realign the driveway entrances in accordance with the wishes of "Public Works". This results in a loss of six (6) parking spaces and our understanding is that we will be allowed relief in a like amount of spaces from the final parking requirements.

Our request of you at this time concerns a fast moving event which can cause us much lost time architecturally. The parking structures are presently being re-analyzed structurally and will be built of poured-in-place, pre-stressed, post-tensioned concrete in lieu of the pre-cast, job erected method shown in our working drawings (already plan checked). We have determined to obtain our permit with the present drawings so that construction can commence on unrelated buildings, and then submit the new design as a change order.

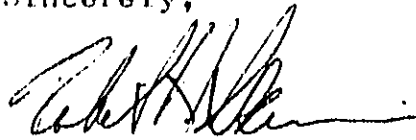
As I indicated to you, my dilemma is as follows: To comply with your request, I will have to extensively revise obsolete drawings, which will be a complete waste. On the other hand, our new design does incorporate the crossover aisles, and both designs incorporate the revised entrances.

We therefore ask your forbearance in allowing us to obtain our permit on the word of the undersigned that no garage will be built which does not have the agreed-to aisles, or the proper number of parking spaces.

If you should find it impossible to permit this procedure, may we do the following: Show the crossover aisles as agreed and then show, by notation, an additional eight (8) spaces in the open parking courts adjacent to Buildings C and E. These spaces would replace those lost in the structure. When the structures are redesigned, we would revert to the original parking court layout. The eight (8) additional spaces in the open must be considered temporary because we would lose patios and livability of apartments if these spaces were actually provided.

Thank you for your consideration of this request.

Sincerely,



Robert H. Skinner
For SUC DESIGN INC.



Edward R. Broida
For R & B DEVELOPMENT CO.

RHS*njg

August 1, 1968

Robert H. Skinner, A.I.A.
11570 West Olympic Boulevard
Los Angeles, California 90064

Your landscape plans for the South Bay Club Apartments have been reviewed. Your selection and sizes of plant materials is very good. The project should be a "garden spot" from the outset.

As to specifics however, the following comments are offered.

1. Some of the planters in the parking lots along Sherington Place have no provisions for watering.
2. A 36 inch high masonry wall was required between Sherington Place and the abutting parking areas as an immediate screening device.
3. There is no indication of the proposed plant material in the center of one of the fire accesses from Sherington Place.
4. Adjacent to the parking lots along Sherington you indicate a dense planting of Carissa Grandiflora. Keeping this variety trimmed so as not to block sight distance at driveways may involve extra expense that might be eliminated by using a different variety within 25-30 feet of the driveways. This is only a suggestion for your consideration.
5. This development would seem to present an opportunity to create a little different parkway treatment along all three abutting streets. We would suggest designing a meandering or offset sidewalk where approximately 50% of the walk would be next to

6-26 Not shown

6-26 Not shown

Robert H. Skinner, A.I.A. - 2.

the curb. The meanderings of course would involve the placement of trees, street lights, fire hydrants, etc. On Sherington the sidewalk should be at least 5 feet wide.

On Irvine, because of considerable foot traffic, the City Engineer is insisting on a wide walk even though it would be frequently interrupted with trees, etc. A special parkway treatment on Irvine would necessitate additional R/W dedication but no change in building setback. Perhaps a 6 foot or 7 foot walk meandering between tree groupings or such might be considered.

On 16th Street a little more R/W might be necessary in order to develop a good design with a 5 foot sidewalk and still have an adequate parkway width.

While reviewing the plans it appeared that some changes in the parking arrangement would be necessary which will have a minor effect on landscaping and the sprinkler system.

1. The parking structure along the easterly side of the site has no provisions for cross traffic. At least 2 driveways between the east half and the west half on each level will be necessary.
2. The driveways from the lower level to 16th Street and to Sherington have much too sharp of turns, particularly at 16th Street. A right angle crossing of the sidewalk, improved sight distance and room for 2 cars will be necessary.
3. The ramps up to the second level will create a problem. As was discussed in meetings at our office, the ramps would have a maximum 5% grade and there would be a virtually level area of 20 feet or so at the sidewalk. As shown, the first 20 feet or so has a grade of approximately 14%.

Robert H. Skinner, A.I.A. - 3.

The Parks, Beaches & Recreation Director reports that the proposed street tree varieties are satisfactory. He, too, concurs that a modern parkway treatment would be good.

We will be happy to review your ideas concerning the sidewalk treatment at your convenience.

When the plans have been corrected please submit 3 sets of revised plans for re-check. One approved and signed set will be returned to you.

Respectfully submitted,

Ernest Mayer, Jr.
Planning Director

Willis C. Warner
Senior Planner

EM:MCW:hh

July 25, 1968

TO: PLANNING DEPARTMENT
FROM: Public Works Department
SUBJECT: SOUTH BAY CLUB PARKING STRUCTURE

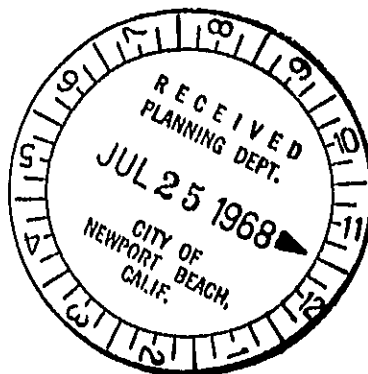
We have reviewed the landscaping plans showing the parking structure for the South Bay Club Apartments. The following comments are offered:

1. The easterly entrance from 16th Street is too sharply curved. It should be aligned as shown in green pencil. A loss of 4 parking spaces will result.
2. The planter in the westerly entrance from Sherington Place should be relocated to better accommodate turning movements. A loss of one parking space will result.
3. At least one opening across the center should be provided on each deck. A loss of at least 8 parking spaces will result.



Benjamin B. Nolan
Assistant Public Works Director

BBN/ldg



CITY OF NEWPORT BEACH -- PLANNING DEPARTMENT

TO: Cal Stewart, P.B. & R. Director
FROM: Willis C. Warner, Planning Department
SUBJECT: Proposed Street Trees

Attached is a print of the proposed landscaping around an apartment project at 16th and Irvine.

Please check the street trees shown as to variety, size, spacing, etc. and as they relate to the overall landscaping plan.

Please return the plan with your comments at your earliest convenience.

7-30-68

Cal says tree variety is O.K.
He will insist on 4' sq. tree wells if such are used on Irvine.
If a typical parkway treatment is used on any street at the lawn
strip would have to be 5' wide.
Cal likes the concept of meandering or offset sidewalks. If this
works out - keep him informed.

W.C. Warner
SIGNATURE

July 25, 1968
DATE

WCW:hh

SBC DESIGN INC.

ROBERT H. SKINNER, A.I.A.
ARCHITECT

11570 W. OLYMPIC BLVD.
LOS ANGELES, CALIF. 90084
PHONE (213) 478-1021

July 10, 1968

Mr. Ernest Mayer, Jr.
Planning Director
City of Newport Beach
City Hall, 3300 Newport Blvd.
Newport Beach, California

Re: South Bay Club Apts.
Newport Beach, Calif.

Dear Mr. Mayer:

Enclosed is a set of landscape drawings for your review per Paragraph 15 of UP-1370 dated May 16, 1968.

Pursuant to our conversation regarding the scope and location of public sidewalks, you will note from our landscape drawings the preference for a 4 ft. parkway planted with trees and lawn as a buffer between the street paving and the 4 ft. wide sidewalk.

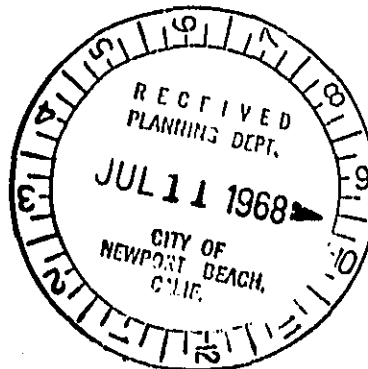
As you know, our civil engineering drawings are being prepared showing an 8 ft. wide concrete sidewalk commencing at the curb and containing tree wells. Mr. Nolan feels pedestrian traffic will warrant this treatment. It is my personal opinion, and the opinion of the landscape architects, that the "green-buffer" would be of greater benefit to the community, especially when it is argued that the tree wells will limit the free passage of pedestrians, regardless of the intermediate sidewalk width.

After thoughtful consideration of your request concerning placing the sidewalk at the curb instead of 4 ft. in, we are still of the opinion that a more residential and "soft" feeling would be gained by placing the lawn parkway next to the curb.

Let me emphasize that we can go either way in this matter, and that our sole concern is in achieving the optimum solution in terms of function and aesthetics.

Sincerely,


Robert H. Skinner



RHS*njg
Enc.

May 22, 1968

Wilshire West Development Co.
11570 W. Olympic Boulevard
Los Angeles, California 90064

Attention: Mr. Harry F. Griffith

Subject: Use Permit No. 1370

Gentlemen:

The Planning Commission on May 16, 1968 approved the above referenced application subject to the conditions as outlined in the attached excerpt of the minutes of the meeting.

In accordance with Section 20.48.050C of the Newport Beach Municipal Code, the use permit shall not become effective for 15 days after being approved. Also, the application shall be revoked if not used within 18 months from the date of approval.

If you have any questions regarding this application, do not hesitate to contact this office.

Very truly yours,

ERNEST MAYER, Jr.
Planning Director

EM:hh

'5-15-68

SOUTH BAY CLUBS

- DENSITY PER ACRE -

<u>Location</u>	<u>Total Acres</u>	<u>Total Units</u>	<u>Units Per Acre</u>
1. Torrance	3.7	248	67
2. West Los Angeles	4.8	363	76
3. Long Beach	4.8	318	66
4. Van Nuys	5.4	390	72
5. Mid Wilshire	8.08	687	85
6. Mission Bay	11.7	505	43
7. Garden Grove	10.5	402	38

CITY OF NEWPORT BEACH -- PLANNING DEPARTMENT

TO: Willis Warner
FROM: Ernest Mayer, Jr.

SUBJECT:

Be sure to send a full set of plans, text materials and engineering data regarding the North Ford Industrial P-C application to Ben Nolan so that he can respond accordingly.

In addition, copies of this material should be sent, if this has not already been done, to the Police Department, Fire Department, P B & R, General Services and Building Department for their comments.

Plans for the Newport Inn addition and the South Bay apartment projects should also be sent to these same departments if this has not already been done.

SIGNATURE

Planning Director

DATE

May 2, 1968

EM/kk

May 16, 1968

TO: PLANNING DEPARTMENT
FROM: PUBLIC WORKS DEPARTMENT Use Permit No. 1370,
SUBJECT: RESUBDIVISION NO. 253 ^{and} South Bay Club
APARTMENTS, ~~at 16th Street and Irvine Avenue~~
~~at 16th Street and Irvine Avenue~~

RECOMMENDATIONS:

1. THAT THE RESUBDIVISION BE SUBMITTED TO THE CITY COUNCIL FOR APPROVAL.
2. THAT ALL ^{street} IMPROVEMENTS BE CONSTRUCTED AS REQUIRED BY ORDINANCE AND THE PUBLIC WORKS DEPARTMENT.
3. THAT A PARCEL MAP BE FILED.
4. THAT A MASTER PLAN ^{water and sewer} OF UTILITIES ^{drainage facilities} BE PREPARED AND APPROVED BEFORE RECORDATION OF THE RESUBDIVISION, AND THAT ^{the power and telephone} UTILITIES BE INSTALLED UNDER GROUND.
5. THAT SATISFACTORY SURETY BE POSTED AND AN AGREEMENT BE EXECUTED TO GUARANTEE COMPLETION OF PUBLIC IMPROVEMENTS AND THAT A STANDARD INSPECTION FEE BE PAID.
6. THAT ALL GRADING BE IN ACCORDANCE WITH A GRADING PLAN AND REPORT APPROVED BY THE PUBLIC WORKS DIRECTOR AND A QUALIFIED SOILS ENGINEER. UPON COMPLETION OF THE GRADING, THE SOILS ENGINEER SHALL CERTIFY THAT THE GRADING HAS BEEN COMPLETED ACCORDING TO THE PLAN AND THE GRADING ORDINANCE. A REPRODUCIBLE COPY OF THE GRADING PLAN ON A STANDARD SIZE SHEET SHALL BE FURNISHED TO THE PUBLIC WORKS DEPARTMENT.
7. THAT ALL IMPROVEMENT PLANS BE PREPARED ON STANDARD SIZE SHEETS BY A LICENSED CIVIL ENGINEER.
8. THAT ACCESS RIGHTS TO 16TH STREET ^{and} IRVINE AVENUE ~~AND~~ BE DEDICATED TO THE CITY, ^{in accordance with} ~~IN ACCORDANCE WITH~~ APPROVED FINAL SITE PLAN.

12 feet of additional

X VII. THAT, ~~RESUBDIVISION~~ RIGHT-OF-WAY BE DEDICATED TO WIDEN 16TH STREET TO 42 FEET FROM ^{the original} CENTER LINE, WITH THE NEW CURB BEING SET AT 34 FEET FROM CENTER LINE.

24 feet of additional

XVIII. THAT, ~~RESUBDIVISION~~ RIGHT-OF-WAY BE DEDICATED TO WIDEN IRVINE AVENUE TO 54 FEET FROM ^{the original} CENTER LINE, WITH THE NEW CURB BEING SET AT 46 FEET FROM CENTER LINE.

30 feet of additional

L.S. X IX. THAT, ~~RESUBDIVISION~~ RIGHT-OF-WAY BE DEDICATED TO WIDEN SHERINGTON PLACE, ^{and Seagull Lane} TO 30 FEET FROM CENTER LINE, WITH THE NEW CURB BEING SET AT 20 FEET FROM CENTER LINE.

~~12. THAT PUBLIC UTILITY EASEMENTS BE 12 FEET WIDE.~~

L.S. X X. THAT SIDEWALK, CURB AND GUTTER, PAVEMENT WIDENING, STREET LIGHTING AND UTILITY EXTENSIONS BE CONSTRUCTED ON 16TH STREET, IRVINE AVENUE, ~~AND~~ SHERINGTON PLACE, and Seagull Lane.

X XI. THAT PUBLIC UTILITY EASEMENTS BE at least ~~12~~ 12 FEET WIDE.

X XII. ^{That the} ~~RESUBDIVISION~~ RESUBDIVISION SHALL BE NULL AND VOID IF NOT RECORDED WITHIN ONE YEAR of the date of Council approval, unless extended.

X XIII. That ~~drive~~ drive approach locations and configurations be subject to the approval of the City Traffic Engineer.

X XIV. That access for fire apparatus be provided as approved by the Fire Department, and that fire fighting facilities such as hydrants and water supply mains be as approved by the Fire and Public Works Departments.

Discussion:

~~Due~~ Because of the intense development planned for this subdivision, special attention has been devoted to an analysis of the existing and proposed public facilities designed to serve the area. Our overall conclusion was that the development would not cause an ~~un~~ excessive burden on the public facilities. A brief summary of our investigation is indicated below.

Sanitary Sewers

An existing 8 inch sewer in 16th Street presently extends from the Sanitation District trunk ~~line~~^{main} in Dover Drive to Seagull Lane. This line will be extended in 16th Street to serve the new development. Based on development for both parcels similar to that contemplated in U.P. 1370, the ^{maximum} sewage flow ~~with~~^{without} ~~appreciable~~ can be accommodated in the existing sewer line without exceeding a depth of flow of one-half of the pipe diameter.

Water Service

The peak hour domestic demand is 470 GPM, and the fire flow requirement is 3,000 GPM. These requirements will be met by construction of a new 12 inch diameter water main in Irvine Avenue, and new 8 inch diameter water mains in Sherington Place and in Seagull Lane,

Storm Water Drainage

Approximately 75% of the area drains to 16th Street, and the remainder to Sherington Place and to Seagull Lane. An existing 36 inch diameter storm drain in 16th Street has ample capacity to handle runoff from the site.

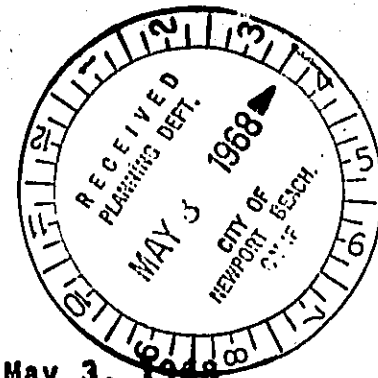
Traffic and Parking

A total of 959 off-street parking spaces are proposed on the South Bay Club site. For the proposed 732 dwelling units and the projected 843 residents, the amount of parking provided appears to be adequate. In addition, approximately 87 curb-side parking spaces will be available on the adjacent streets if street parking is not restricted. It does appear however, that much of the off-street parking provided is located a considerable distance from the units being served; and that this fact will probably encourage street parking use.

Access to the parking areas is proposed to be provided by means of 5 approaches on Sherington Place, 2 approaches located near mid-block on Irvine Avenue, and 2 approaches located near mid-block on 16th Street. The access arrangement is generally satisfactory from a traffic point of view, except that some modification to the design on Irvine Avenue and on 16th Street may be needed. Further study is being devoted to this matter.

CITY OF NEWPORT BEACH
PLANNING DEPARTMENT

PLAN REVIEW REQUEST



Date May 3, 1968

- PUBLIC WORKS DEPARTMENT
- FIRE DEPARTMENT
- BUILDING DEPARTMENT
- PARKS & RECREATION

- PLANS ATTACHED
- PLANS ON FILE IN PLANNING DEPARTMENT

APPLICATION OF WILSHIRE WEST DEVELOPMENT COMPANY

FOR A VARIANCE USE PERMIT 1370
 RESUBDIVISION TRACT MAP

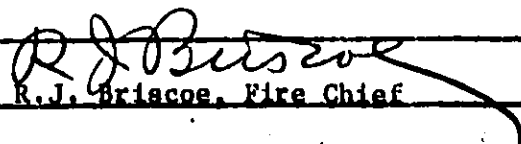
TO PERMIT DEVELOPMENT OF A 732 UNIT APARTMENT COMPLEX
AT THE NORTHEASTERLY CORNER OF 16th STREET
AND IRVINE AVENUE, NEWPORT BEACH

ON LOT Portion of Lot 3 BLOCK TRACT No. 1125

REPORT REQUESTED BY 12:00 MAY 8, 1968

COMMISSION REVIEW May 16, 1968

COMMENTS Fire fighting facilities such as proper water mains and
fire hydrants must be installed as approved by the Fire Department and
Public Works Department. Access for fire apparatus must be provided as
approved by the Fire Department.


R.J. Briscoe, Fire Chief

CITY OF NEWPORT BEACH
PLANNING DEPARTMENT

PLAN REVIEW REQUEST

Date April 29, 1968

PUBLIC WORKS DEPARTMENT
 FIRE DEPARTMENT
 BUILDING DEPARTMENT
 PARKS & RECREATION

PLANS ATTACHED
 PLANS ON FILE IN
PLANNING DEPARTMENT

APPLICATION OF WILSHIRE WEST DEVELOPMENT COMPANY

FOR A VARIANCE USE PERMIT 1370

RESUBDIVISION TRACT MAP

TO PERMIT DEVELOPMENT OF A 732 UNIT APARTMENT COMPLEX

AT THE NORTHEASTERLY CORNER OF 16th STREET

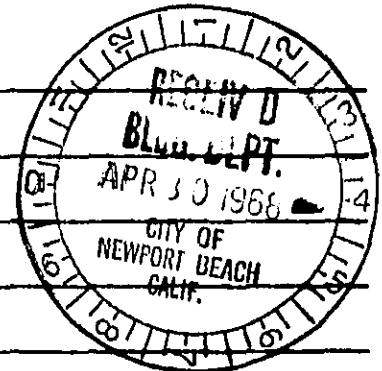
AND IRVINE AVENUE, NEWPORT BEACH

ON LOT Portion of Lot 3 BLOCK TRACT No. 1125

REPORT REQUESTED BY May 6, 1968

COMMISSION REVIEW May 16, 1968

COMMENTS All construction to meet Building Department
requirements. Mel Hauge



CITY OF NEWPORT BEACH
PARKS, BEACHES & RECREATION DEPARTMENT

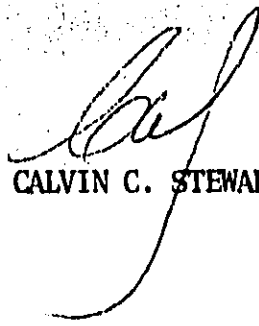
May 7, 1968

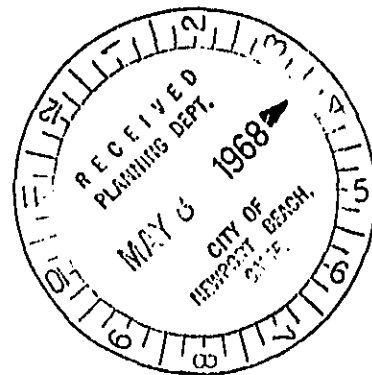
TO: ERNEST MAYER, PLANNING DIRECTOR
FROM: PB & R Director
SUBJECT: WILSHIRE WEST DEVELOPMENT PROPOSAL

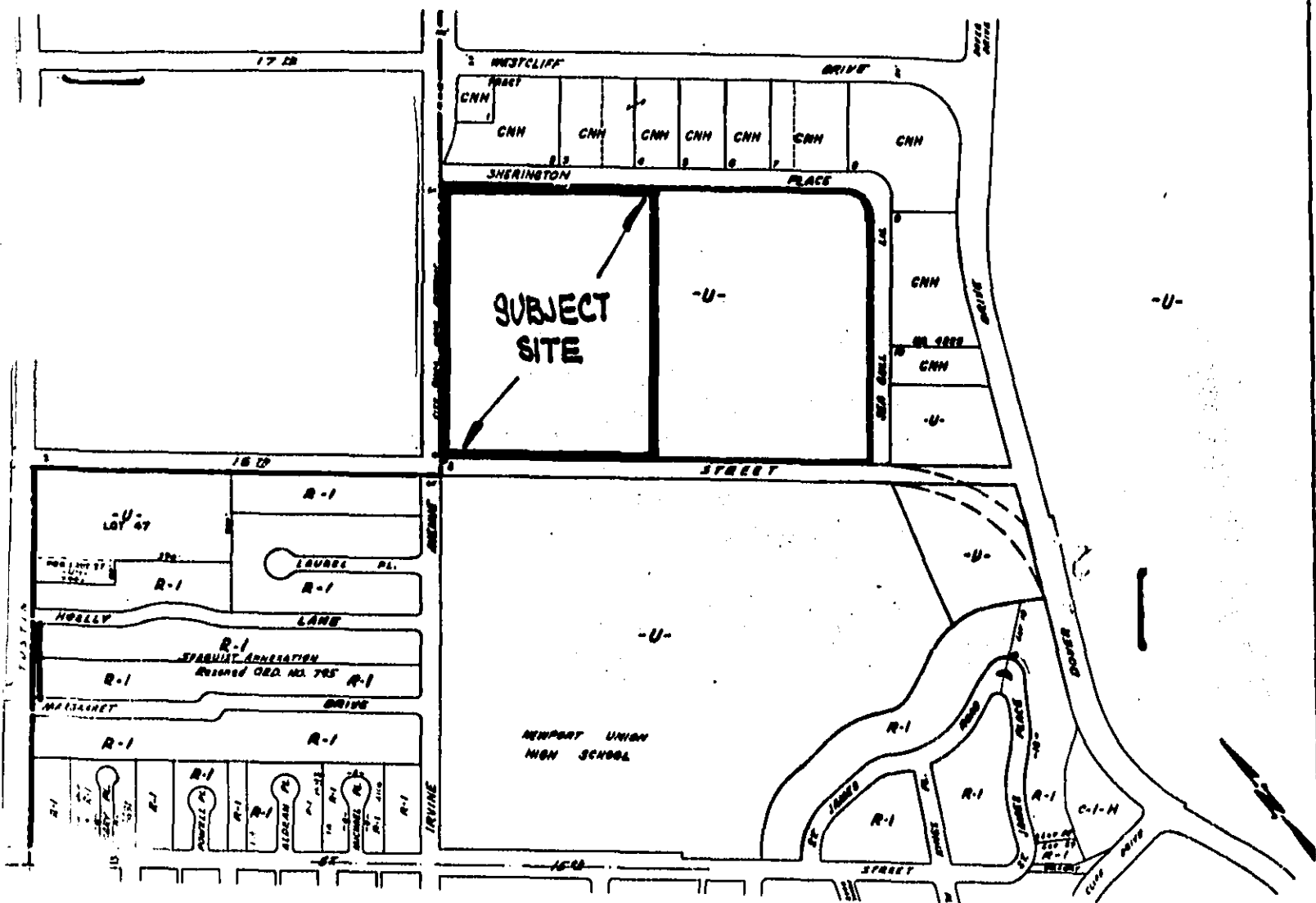
RECOMMENDATION:

PB & R Department requirements will be limited to parkway trees which will be located on Sheradon Place, 16th Street and Irvine Avenue in accordance with PB & R specifications.

It would be desirable to review a general landscape plan of the total facility so that our recommendations for tree species will coincide with interior plant material.


CALVIN C. STEWART





U.P. 1370
 WILSHIRE WEST DEV. CO.
 N.E. COR. 16th & IRVINE AVE.

Cop. sent to Planning Department
City of Costa Mesa
77 Fair Drive

May 7 - 1968

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF
NEWPORT BEACH WILL HOLD A PUBLIC HEARING ON THE APPLICATION OF

WILSHIRE WEST DEVELOPMENT COMPANY

FOR A VARIANCE _____ USE PERMIT 1370

TO PERMIT DEVELOPMENT OF A 732 UNIT APARTMENT COMPLEX

AT THE NORTHEASTERLY CORNER OF 16th STREET

AND IRVINE AVENUE, NEWPORT BEACH

NOTICE IS HEREBY FURTHER GIVEN THAT SAID PUBLIC HEARING WILL BE HELD
ON THE 16th DAY OF MAY 19 68, AT THE HOUR
OF 8:00 P.M. IN THE COUNCIL CHAMBERS OF THE NEWPORT BEACH CITY
HALL, AT WHICH TIME AND PLACE ANY AND ALL PERSONS INTERESTED MAY
APPEAR AND BE HEARD THEREON.

RAY Y. COPELIN, SECRETARY
NEWPORT BEACH CITY
PLANNING COMMISSION

Publication Date May 7, 1968
Received for Pub. Apr 30
By A. A. Hamilton

Blotz
P.W. - plans
Police
Fire
PBR - plans
Gen. Serv. - plans

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH WILL HOLD A PUBLIC HEARING ON THE APPLICATION OF

Wilshire West Development Co

FOR A VARIANCE USE PERMIT B70

TO PERMIT development of a 732 unit apartment complex at the northwestern corner of 16th St. and Irvine Ave.

880 Irvine Avenue

NOTICE IS HEREBY FURTHER GIVEN THAT SAID PUBLIC HEARING WILL BE HELD ON THE 16th DAY OF May 1968, AT THE HOUR OF 8:00 P.M. IN THE COUNCIL CHAMBERS OF THE NEWPORT BEACH CITY HALL, AT WHICH TIME AND PLACE ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD THEREON.

RAY Y. COPELIN, SECRETARY
NEWPORT BEACH CITY
PLANNING COMMISSION

Publication Date _____
Received for Pub. _____
By _____

AFFIDAVIT OF PUBLICATION

NEWPORT HARBOR ENSIGN

STATE OF CALIFORNIA }
 County of Orange } ss.

I, ARVO E. HAAPA, being first duly sworn, and on oath depose and say that I am the printer and publisher of the Newport Harbor Ensign, a weekly newspaper printed and published in the City of Newport Beach, County of Orange, State of California, and that the Notice of Public Hearing

..... of which copy attached hereto is a true and complete copy, was printed and published in the regular issue(s) of said newspaper, and not in a supplement, 1 consecutive times: to-wit the issue(s) of

May 2, 1968

(Signed) Arvo E. Haapa

Subscribed and sworn to before me this 13th day of May, 19 68

Mary A. Haapa
 Notary Public in and for the
 County of Orange, State of California.

MY COMMISSION EXPIRES Dec. 13, 1971

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
 Notice is hereby given that the Planning Commission of the City of Newport Beach will hold a public hearing on the application of Wilshire West Development Company for a Use Permit 1370 to permit development of a 732 unit apartment complex at the north-easterly corner of 16th Street and Irvine Avenue, Newport Beach.

Notice is hereby further given that said public hearing will be held on the 16th day of May, 1968, at the hour of 8:00 p.m. in the Council Chambers of the Newport Beach City Hall; at which time and place any and all persons interested may appear and be heard thereon.

Ray Y. Copelin, secretary
 Newport Beach City
 Planning Commission
 Publish: May 2, 1968, in
 The Newport Harbor Ensign

