



Memorandum

To: Planning Division Staff
From: Jaime Murillo, Principal Planner
Date: July 6, 2023
Re: Clarification of permitted land uses and parking requirements
within Commercial Area 3 of the North Ford Planned Community (PC5)

Clarification of Permitted Land Uses:

- “Retail sales and service of a convenience nature” are permitted by-right (P). Examples include: retail sales, personal services, and nail salons. Exception- Off-sale alcohol sales shall require a Minor Use Permit (MUP).
- “Restaurants” allowed subject to a use permit. To determine if a MUP or Conditional Use Permit (CUP) required, refer to [Table 2-5 of Newport Beach Municipal Code \(NBMC\) Section 20.20.020](#) for appropriate use permit type based on allowed uses for CN (Commercial Neighborhood) zoning district. In other words, if the use would require a MUP if it were located in the CN zone, it requires a MUP in Commercial Area 3, if it requires a CUP in the CN Zone, the use requires a CUP.
- “Other compatible uses”, which in the opinion of the Director are compatible, may be permitted subject to the permitting requirements for such use within the CN zoning district per [Table 2-5 of NBMC Section 20.20.020](#). For example, Small Health and Fitness Facilities (P), Large Health and Fitness Facilities (MUP), and Massage Establishments (MUP).

Clarification of Parking Requirements:

- “Retail sales and service of a convenience nature” are parked at a rate of 1 space per 250 square feet of gross floor area per North Ford PC parking requirements.
- “Restaurants” parked in accordance with NBMC Section 20.40.030 (Requirements for Off-Street Parking).
- “Other commercial uses”, which in the opinion of the Director are compatible, parked in accordance with [NBMC Section 20.40.030](#) (Requirements for Off-Street Parking). For example, Small Health and Fitness Facilities (1/250), Large Health and Fitness Facilities (1/200), and Massage Establishments (1/200).



**CITY OF NEWPORT BEACH
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Memorandum

To: Planning Division Staff
From: Jaime Murillo, Senior Planner
Date: December 18, 2013
Re: Allowable height of freestanding fireplaces and barbeques when located within
Planned Community Districts

For Planned Community Development Plans that do not include provisions related to the encroachment of freestanding fireplaces and barbeques into setback areas, it has been determined that such improvements may be permitted in setback areas, consistent with the provisions of Section 20.30.110.D.8 of the Zoning Code. However, consistent with the intent of the Zoning Code Section, the height of such structures may be increased consistent with the allowed height of fences and walls permissible under the applicable Planned Community Development Plan.

For example, if a Planned Community Development Plan allows for 8-foot-high fences and walls located within side and rear setbacks, a freestanding fireplace may also be constructed at a height of 8 feet.

NORTH FORD

PLANNED COMMUNITY DISTRICT REGULATIONS

Adopted June 10, 1968
Ordinance No. 1254, Amend. No. 242

Amended March 25, 1985
Resolution No. 85-16, Amend. No. 613

Amended March 11, 1991
Resolution No. 91-21, Amend. No. 721

Amended August 24, 1992
Resolution No. 92-90, Amend. No. 766

Amended January 10, 1994
Resolution No. 94-3, Amend. No. 790

Amended January 23, 1995
Resolution No. 95-8, Amend. No. 814

Amended October 9, 1995
Resolution No. 95-115, Amend. No. 825

Amended March 24, 1997
Resolution No. 97-27, Amend. No. 850

Amended February 26, 2008
Ordinance No. 2008-8, PD 2006-003

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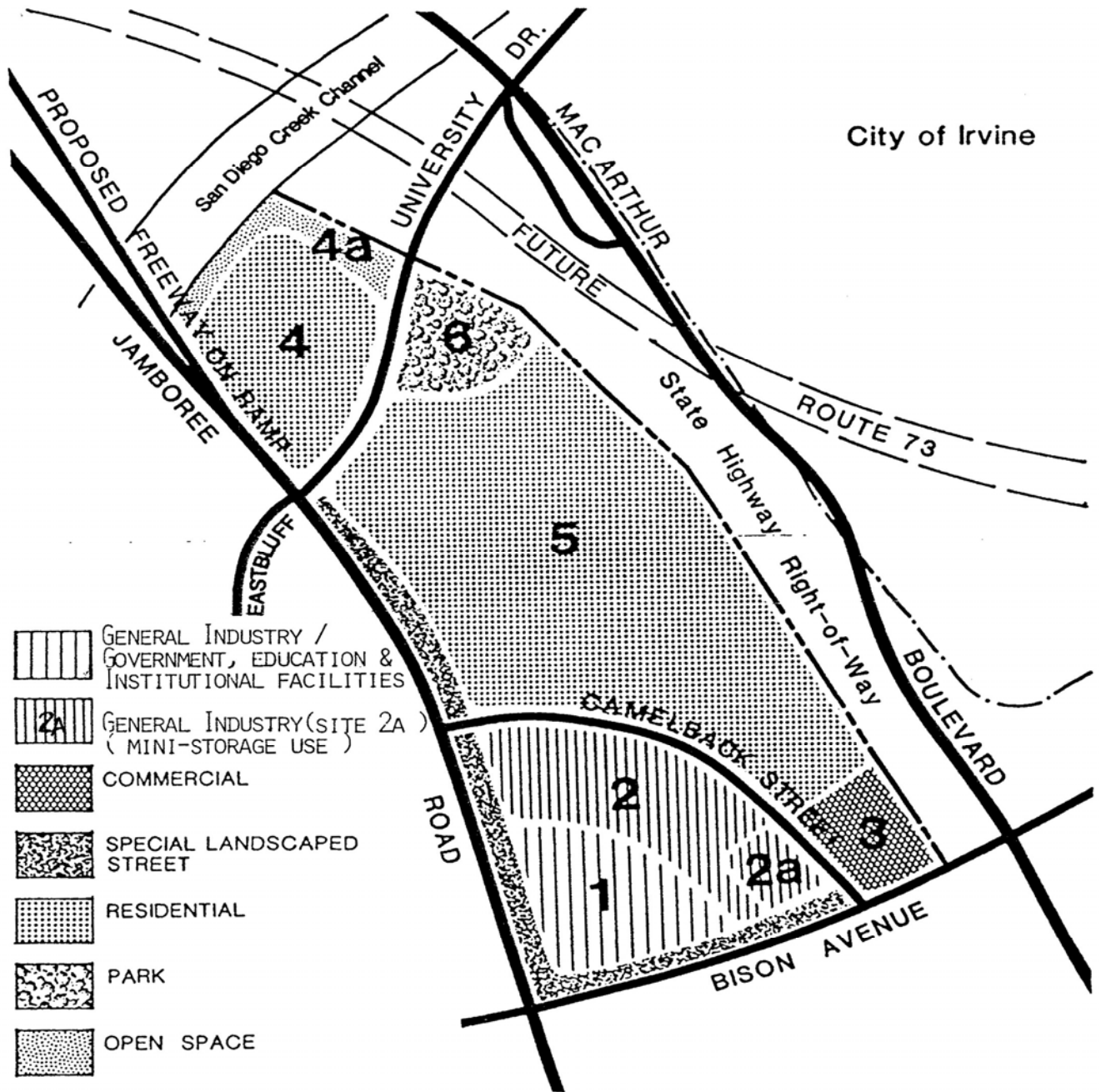
INTRODUCTION

The North Ford PC (Planned Community) District of the City of Newport Beach is a part of the Irvine Industrial Community originally developed in conjunction with the Irvine Ranch Southern Sector General Land Use Plan which was approved by the Orange County Planning Commission and the Orange County Board of Supervisors.

The purpose of this Planning Community District is to provide a method whereby property may be classified and developed for light industrial uses, Government, Education and Institutional facilities, compatible commercial activity, professional and business offices, residential units, and park. The specifications of this district are intended to provide flexibility for both the land use and development standards in planned building groups. This PC district also provides a statistical core consistent with the City of Newport Beach General Plan upon which detailed development plans may be prepared.

The provisions of this Ordinance, notwithstanding all applicable requirements of the City of Newport Beach Zoning Code, shall apply. Anything not addressed by this text shall be subject to the provisions of the Newport Beach Municipal Code.

For the San Diego Creek South parcel (Area No. 4), this text will serve only as core PC text delineating land use. Prior to any further discretionary actions for this site, amendments to this district shall be required to establish intensity of development and site design criteria including, but not limited to, building setbacks, building heights, parking requirements, grading, landscaping, and street and circulation requirements.



North Ford/San Diego Creek Planned Community

LAND USE PLAN

REVISED LAND USE PLAN : AMENDMENT NO. 790

SECTION I STATISTICAL ANALYSIS

North Ford

	<u>Area</u>	<u>Approx. Gross Acres</u>	<u>Additional Allowable Sq. Ft.</u>	<u>Additional Allowable DU's</u>
General Industry-GEIF	1	16.7	25,962	-0-
General Industry-GEIF	2	20.7	40,000	-0-
General Industry (Mini-Storage)	2a	2.8	110,600	1
	2b	<u>2.0</u>	<u>86,000</u>	<u>1</u>
	TOTAL	42.2	262,562	2

	<u>Area</u>	<u>Approx. Gross Acres</u>	<u>Additional Allowable Sq. Ft.</u>	<u>Additional Allowable DU's</u>
Commercial	3	5.0	50,000	-0-
Multi-Family Residential	4	18.6	Undetermined	300
Open Space	4a	2.4		
Residential	5	79.0	-0-	888
Park	6	<u>12.0</u>	<u>-0-</u>	<u>-0-</u>
	TOTAL	117.0	50,000	1,188

The above statistics are based on gross acreage and do not account for buildable area.

In Area 2a, development is limited to mini-storage facility use with a maximum floor area of 110,600 sq. ft. Development may include one dwelling unit for an owner/manager including two garage spaces, provided that such residential use will be incidental to the mini-storage use and will not alter the character of the premises. In Area 2, the additional allowable square footage is allocated for the expansion of the Synagogue site.

In Area 2b, development is limited to mini-storage facility use with a maximum floor area of 86,000 sq. ft. Development may include one dwelling unit for an owner/manager including two garage spaces, provided that such residential use will be incidental to the mini-storage use and will not alter the character of the premises.

SECTION II GENERAL NOTES

1. Grading outside an area submitted under the Planned Development Ordinance but within the Planned Community area will be permitted upon the securing of a grading permit.
2. Water within the Planned Community area will be furnished by the City of Newport Beach Water Department.
3. Sewage disposal facilities within the Planned Community will be provided by Irvine Ranch Water District, Sewer Improvement District No. 1.
4. The subject property is within the University Park Drainage Master Plan area. There is no drainage fees associated with the development of this property. The developer will provide the necessary flood protection facilities under the jurisdiction of the City of Newport Beach.
5. Erosion control provisions shall be carried out on all areas of the Planned Community in a manner meeting the approval of the Director of Planning.
6. Prior to the installation of the landscaping on the streets indicated, the developer or lessee shall provide for the continued maintenance, either by an agreement with the City Public Works Department or through a county service area.
7. Except as otherwise stated in this ordinance, the requirements of the Newport Beach Zoning Code shall apply.

The contents of this supplemental text notwithstanding, no construction shall be proposed within the boundaries of the Planned Community district except that which shall comply with all provisions of Newport Beach's Uniform Building Code and the various mechanical codes related thereto.

8. All landscaping along street rights-of-way shall be installed in accordance with a landscape plan certified by a licensed landscape architect, subject to the review and approval of the Director of Parks, Beaches and Recreation.
9. All mechanical appurtenances on building roof tops and utility vaults shall be screened from view from adjacent public streets and buildings in a manner meeting the approval of the Director of Planning.
10. Park dedication as required for residential uses shall be in accordance with the Park Dedication Ordinance.
11. All development in Areas 3, 4, 5 and 6 and Block C of Koll Center Newport shall be subject to the approval of a development agreement between the City of Newport Beach and The Irvine Company.
12. A site for a fire station shall be reserved within the 12-acre park in Area 6.

13. Units will be designed based on final noise studies, utilizing ultimate traffic volumes so that noise levels will not exceed 65 CNEL and 45 CNEL in the outdoor and indoor living areas respectively.
14. Detached single-family development on substandard lots shall be required to utilize a reciprocal easement approach, allowing the use of the property in a zero lot line manner, assuring a useable side yard area.

SECTION III DEFINITIONS

Advertising Surface

The total area of the face of the structure, excluding supports.

Area of Elevation

Total height and length of a building as projected to a vertical plane.

Building- Site Area

The total land area of the land described in the use or other permit.

Buildable Acreage

Buildable Acreage shall mean the entire site area within the project boundary excluding streets, park dedication areas with existing natural slopes greater than 2:1, and natural flood plains.

Cluster Unit Development

A combination or arrangement of attached or detached dwellings and their accessory structures on contiguous or related building sites where the yards and open spaces are combined into more desirable arrangements of open space and where the individual sites may have less area than the required minimum for the district but the density of the overall development meets the required standard.

Conventional Subdivision

Conventional Subdivision on a Planned Community Concept shall mean a conventional subdivision of detached dwellings and their accessory structures on individual lots where the lot size may be less than the required minimum for the district but where the density for the entire subdivision meets the required standards and where open space areas are provided for the enhancement and utilization of the overall development.

Setbacks from Street Corners

Setbacks from street corners shall be established as that point of intersection of the required setback lines from access streets, prolonged to point of intersection.

Side and Front of Corner Lots

For the purpose of this ordinance, the narrowest frontage of a lot facing the street is the front, and the longest frontage facing the intersecting street is the side, irrespective of the direction in which structures face.

Special Landscaped Streets and Areas

Special landscaped streets are designated as such on the development plan, and further defined as the Corona del Mar Freeway; Jamboree Boulevard, Eastbluff Drive; University Drive and adjacent to the proposed park and San Diego Creek Channel.

Streets - Dedicated and Private - in Non-residential Areas

Reference to all streets or rights-of-way within this ordinance shall mean dedicated vehicular rights-of-way. In the case of private or non-dedicated streets, a minimum setback from the right-of-way line of said streets of ten (10) feet shall be required for all structures. Except for sidewalks or access drives, this area shall be landscaped according to the setback area standards from dedicated streets contained herein.

**SECTION IV GENERAL INDUSTRY / GOVERNMENT, EDUCATION
AND INSTITUTIONAL FACILITIES, AREA 1**

A. Intent

It is the intent of this district to permit the location of a combination of light industrial and Governmental, Educational and Institutional Facilities uses. Industrial uses are permitted provided they are confined within a building or buildings, or do not contribute excessive noise, dust, smoke, or vibration to the surrounding environment nor contain a high hazard potential due to the nature of the products, material or processes involved.

Minor ancillary activities associated with the above permitted industrial uses may be located outside a structure provided screening requirements as set forth in this document are observed.

Any activity which could be classified as retail commercial other than office uses shall be restricted to activities strictly accessory and/or supplementary to the industrial community.

B. Permitted Uses

The following uses and other uses which in the opinion of the Planning Director are compatible shall be permitted.

1. Uses primarily engaged in research activities including, but not limited to, research laboratories and facilities, developmental laboratories and facilities, and compatible light manufacturing similar to the following list of examples.

Bio-Chemical	Film and Photography
Chemical	Medical or Dental
Development Facilities for national welfare on land, sea and air	Metallurgy Pharmaceutical X-Ray

2. Manufacture, research assembly, testing and repair of components, devices, equipment and systems, parts and components such as, but not limited to, the following list of examples:

Coils, tubes, semi-conductors
Communication, navigation control, transmission and reception equipment, control equipment and systems, guidance equipment and systems
Data processing equipment and systems
Glass edging, beveling and silvering
Graphics and art equipment
Metering instruments
Optical devices, equipment and systems
Phonographs, audio units, radio equipment and television equipment
Photographic equipment
Radar, infra-red and ultra-violet equipment and systems
Scientific and mechanical instruments
Testing equipment

3. Offices, limited as follows:

Area 1 - *Administrative*, professional and business offices.

4. Industry regional or home offices which are limited to a single use and accessory to any of the above industrial developments.
5. Blueprinting, Photostatting, photo engraving, printing, publishing and bookbinding, provided that no on-site commercial service is associated with said uses.
6. Cafeteria, care, restaurant or auditorium associated with and incidental to any of the foregoing uses.
7. Service stations will be permitted subject to the development standards contained in this Ordinance, Section VII.
8. Agriculture, as a continuation of the existing land use, and all *necessary* structures and *appurtenances* shall be permitted.
9. Schools, with the approval of a use permit.
10. Churches, with the approval of a use permit.

C. Building - Site Area

One (1) acre minimum.

D. Building - Setbacks

All setbacks shall be measured from the property line. For the purpose of this Ordinance, a streetside property line is that line created by the ultimate right-of-way line of the frontage street.

1. Front Yard Setback

Thirty (30) feet, except that unsupported roofs or sunscreens may Project six (6) feet into the setback area.

2. Side Yard Setback

Ten (10) feet, except that unsupported roofs or sunscreens may project three (3) feet into the setback area.

In the case of a corner lot, the streetside setbacks shall be thirty (30) feet, except that unsupported roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines.

3. Rear Yard Setback

No rear yard setback is required.

E. Site Coverage

Maximum building coverage of 50 percent is allowed. Parking structures shall not be calculated as building area; however, said structures shall be used only for the parking of company vehicles, employee's vehicles, or vehicles belonging to persons visiting the subject firm.

F. Building Height

All buildings and appurtenant structures shall be limited to a maximum height of fifty (50) feet.

G. Signs

1. Identification Sign Area

Only one (1) single-faced or double-faced sign shall be permitted per street frontage per site. No sign or combination of signs shall exceed one (1) square foot in area for each 600 square feet of total site area. However, no sign shall exceed 200 square feet in area per face. An additional twenty (20) square feet shall be allowed for each additional business conducted on the site. This sign shall identify either the major tenant or the name of the building complex.

a. Identification Ground Sign

All identification ground signs shall not exceed four (4) feet above grade in vertical height. Also, such ground signs in excess of 150 square feet in area (single face) shall not be erected in the first twenty (20) feet, as measured from the property line of any streetside setback area. However, the above standards shall not apply to the Multi-Tenant Directory Sign, the Special Purpose Sign, nor the signs listed in the Sign Appendix of this Ordinance.

b. Identification Wall Sign

Identification Wall Signs shall not comprise more than 10 percent of the area of the elevation upon which the sign is located. Said signs shall be fixture signs; signs painted directly on the surface of the wall shall not be permitted.

In the instance of a multiple tenancy building, each individual tenant may have a wall sign over the entrance to identify the tenant. Said sign shall give only the name of the company and shall be limited to one (1) foot in height. Additionally, one sign per tenant may be affixed to the wall which faces the parking lot of the subject building. Said sign shall give only the name of the tenant and shall be limited to four (4) inch high letters.

2. Multi-Tenant Directory Sign

One (1) directory sign listing only the names of the on-site firms or businesses will be allowed per site. Said sign shall be located even with or in back of the required building setback line and shall be located in the parking area or on any access drive to the parking area. This sign shall be limited to a maximum height of four (4) feet and a length of eight (8) feet and may be double-faced. This sign shall be in addition to identification signs allowed by Subsection C, Paragraph 1 above.

3. Real Estate Sign

Said sign shall not exceed a maximum area of thirty-two (32) square feet and shall be of a ground type sign.

4. Special Purpose Sign

Signs used to give directions to traffic or pedestrians or give instructions as to special conditions shall not exceed a total of six (6) square feet (single face) in area and shall be permitted in addition to the other signs listed in this section.

5. Additional Signs

Additional signs, as listed in the Sign Appendix of this Ordinance, shall be permitted according to the criteria and performance standards contained in said appendix.

H. Sign Standards

1. Signs (to include all those visible from the exterior of any building) may be lighted but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.
2. Signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold thereon.
3. A wall sign with the individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line.

All signs attached to the building shall be flush mounted.

I. Parking

Adequate off-street parking shall be provided to accommodate all parking needs for the site. The intent is to eliminate the need for any on-street parking.

Parking shall be provided for each building or development in accordance with the requirements set forth below based on the proportion of each type of use to the total building site.

Required off-street parking shall be provided on subject site or on a contiguous site or within 300 feet of the subject site. Where parking is provided on other than the site concerned, a recorded document shall be approved by the City Attorney and filed with the Planning Department and signed by the owners of the alternate site stipulating to the permanent reservation of use of the site for said parking.

The following guide shall be used to determine parking requirements.

Office

One (1) space for each 225 square feet of net floor area. The parking requirement may be lowered to one (1) space for each 250 square feet of net floor area upon review and approval of the Modification Committee.

Manufacture, Research and Assembly

Two (2) parking spaces for each three (3) employees, but in no event less than three (3) spaces for each 1,000 square feet of gross floor area.

Two (2) parking spaces for each three (3) employees, but in no event less than one (1) space for each 1,000 square feet of gross floor area for the first 20,000 square feet; one (1) space for each 2,000 square feet of gross floor area for the second 20,000 square feet; one (1) space for each 4,000 square feet of gross floor area for areas in excess of the initial 40,000 square feet of floor area of the building.

The number of employees for parking purposes shall be determined by the largest number of employees present on the site at one time. In the event there is more than one (1) shift, sufficient parking must be provided on-site to preclude the necessity for on-street parking.

Schools

As determined by use permit.

Churches

As determined by use permit.

J. Landscaping

As a portion of the total landscaping scheme, certain streets and areas have been designated as "Special Landscaped Streets and Areas." Landscape treatment along the frontages of said streets requires special consideration and therefore is referred to under separate sections in the following landscaping standards. Detailed landscaping and irrigation plans, prepared by a licensed landscape architect, licensed landscaping contractor, or architect shall be submitted to and approved by the Director of Parks, Beaches, and Recreation prior to the issuance of a building permit and installed prior to the issuance of a Certificate of Occupancy.

All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

1. Front Yard Setback Area

a. General Statement

Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery.

b. Special Landscaped Streets and Areas (as shown on the Land Use Plan)

The entire area between the curb and the building setback line shall be landscaped, except for any driveway in said area.

c. Other Streets

The entire area between the curb and a point ten (10) feet in back of the front property line shall be landscaped except for any driveway in said area.

d. Intersections

Landscaping, excepting trees, along all streets and boundaries shall be limited to a height of not more than two and one-half (2-1/2) feet within the triangle bounded by a line drawn between points thirty-five (35) feet distance from the intersection of the right-of-way lines prolonged.

2. Side and Rear Yard Setback Areas

a. General Statement

All unpaved areas not utilized for parking and storage, or designated undeveloped areas, shall be landscaped utilizing ground cover and/or shrub and tree materials.

b. Undeveloped Areas

Undeveloped areas proposed for future expansion shall be maintained in a weed free condition but need not be landscaped.

c. Screening

Areas used for parking shall be landscaped in such a manner as to interrupt or screen said areas from view from access streets, freeways, and adjacent properties. Plant materials used for this purpose shall consist of lineal or grouped masses of shrubs and/or trees.

d. Intersections

Landscaping, excepting trees, along all streets and boundaries shall be limited to a height of not more than two and one-half (2-1/2) feet within the triangle bounded by a line drawn between points thirty-five (35) feet distant from the intersection of the

right-of-way lines prolonged.

3. Parking Areas

Trees, equal in number of one (1) per each five (5) parking stalls, shall be provided in the parking area.

4. Slope Banks

All slope banks greater than 5:1 or 6 feet in vertical height and adjacent to public right-of-way shall be stabilized, planted and irrigated in accordance with the plans submitted to and approved by the Planning Director.

K. Loading Areas

1. No loading shall be allowed which is visible from adjacent streets.
2. On other than special landscaped streets, streetside loading shall be allowed provided the loading dock is set back a minimum of seventy (70) feet from the street right-of-way line, or one hundred ten (110) feet from the street centerline, whichever is greater. Said loading area must be screened from view from adjacent streets.

L. Storage Areas

1. All outdoor storage shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen but need not exceed eight (8) feet in height.
2. Outdoor storage shall be meant to include all company owned or operated motor vehicles, with the exception of passenger vehicles.
3. No storage shall be permitted between a frontage street and the building line.

M. Refuse Collection Areas

1. All outdoor refuse collection areas shall be visually screened from access streets, freeways and adjacent property by a complete opaque screen.
2. No refuse collection areas shall be permitted between a frontage street and the building line.

N. Telephone and Electrical Service

All "on-site" electrical lines (excluding transmission lines) and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

O. Sidewalks

The requirement for sidewalks in the PC district may be waived by the Planning Director if it is demonstrated that such facilities are not needed. However, the City retains the right to require installation of sidewalks, if in the future a need is established by the City.

P. Nuisances

No portion of the property shall be used in such a manner as to create a nuisance to adjacent sites, such as but not limited to vibration, sound, electro-mechanical disturbance and radiation, electro-magnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or noxious matter.

**SECTION V GENERAL INDUSTRY AND GOVERNMENTAL, EDUCATIONAL
AND INSTITUTIONAL FACILITIES AREA 2; GENERAL
INDUSTRY, AREA 2a (Mini-Storage Use)**

A. Intent

It is the intent of this district to permit the location of a combination of General Industrial and Governmental, Educational and Institutional Facilities uses. The General Industrial and Governmental, Educational and Institutional Facilities uses may engage in the sales of products and services relating to and supporting the development plan, provided such uses are confined within a building or buildings, and do not contribute excess noise, dust, smoke, or vibration to the surrounding environment nor contain a high hazard potential due to the nature of the products, material or processes involved. The General Industrial use of Site 2a shall be restricted to the operation of a mini-storage facility with an incidental dwelling unit for owner/manager occupancy.

Ancillary activities, i.e., vehicle and bulk storage, associated with the above permitted uses may be located outside a structure provided screening requirements as set forth in this document are observed.

B. Permitted Uses

The following uses and other uses which in the opinion of the Planning Director are compatible shall be permitted:

1. General Industrial

Uses primarily engaged in industrial activities that involve some degree of on-site production, assembly, repair, maintenance, etc., of the product sold or products related to the service rendered, such as, but not limited to, the following list of examples:

- a. Appliance repair
- b. Furniture repair
- c. Equipment rental centers
- d. Nursery and garden stores
- e. Warehousing
- f. Service and Maintenance Facilities

2. Public and Quasi-Public Uses

- a. Post Office
- b. Public and quasi-public utility business office and related service facilities
- c. Utility substation
- d. Service and maintenance facilities
- e. Institutions
- f. Schools
- g. Churches

3. General Industry (Area 2a and 2b)

Area 2a: Development within Site 2a is limited to mini-storage use with an incidental dwelling unit for owner/manager occupancy. The site plan for the mini-storage facility shall be designed so as to locate the office and caretaker's residence as far from the electrical substation and high-voltage transmission lines as is feasible in order to minimize long-term exposure to electro-magnetic fields.

Area 2b: Development within Site 2b is limited to mini-storage use with an incidental dwelling unit for owner/manager occupancy.

Mini-storage warehouse developments shall be subject to the approval of a site plan review.

C. Building Site Area

Twenty thousand (20,000) square feet minimum.

D. Setbacks

All setbacks shall be measured from the property line. For the purpose of this Ordinance, a streetside property line is that line created by the ultimate right-of-way line of the frontage street.

1. Street Frontage Yard Setback

Thirty (30) feet minimum, except that unsupported roofs or sunscreens may project six (6) feet into the setback area.

2. Interior Side Yard Setback

Ten (10) feet, except that unsupported roofs and sunscreens may project three (3) feet into the setback area.

3. Rear Yard Setback

No minimum.

E. Site Coverage

Maximum building coverage of 50 percent is allowed. Parking structures shall not be calculated as building area; however, said structures shall be used only for the parking of company vehicles, employee vehicles, or vehicles belonging to persons visiting the subject firm or utility.

Maximum building coverage at sites 2a and 2b (for mini-storage use) may exceed 50 percent subject to the approval of a site plan review.

F. Building Height

All buildings and appurtenant structures shall be limited to a maximum height of thirty-two (32) feet.

G. Signs

1. Sign Area - General Standard

Only one (1) single or double-faced identification sign shall be permitted on the building per street frontage for each individual business.

No sign shall exceed an area equal to one and one-half (1-1/2) square feet of sign for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed 200 square feet in area per face.

4. Wall Sign

In no event shall an identification sign placed on a wall comprise more than 10 percent of the area of the elevation upon which the sign is located. Said signs shall be fixture signs. Signs painted directly on the surface of the wall shall not be permitted.

3. Ground Sign

An identification ground sign shall not exceed four (4) feet above grade in vertical height. Also, ground signs in excess of 150 square feet in area (single face) shall not be erected in the first twenty (20) feet, as measured from the property line, of any streetside setback. However, the above standards shall not apply to the signs listed in Section VIII, Signs, of this Ordinance.

4. Multi-Tenant Directory Sign

One (1) directory sign listing only the names of the on-site firms or businesses will be allowed per site. Said sign shall be located even with or in back of the required building setback line and shall be located in the parking area or on any access drive to the parking area. This sign shall be limited to a maximum height of four (4) feet and a length of eight (8) feet and may be double-faced. This sign shall be in addition to identification signs allowed by Subsection G, Paragraph 1 above.

5. Real Estate Sign

Said sign shall not exceed a maximum area of thirty-two (32) square feet and shall be on a ground type sign.

6. Special Purpose Sign

Signs used to give directions to traffic or pedestrians or give instructions as to special conditions shall not exceed a total of six (6) square feet (single face) in area and shall be permitted in addition to the other signs listed in this section.

7. Additional Signs

Additional signs, as listed in the Sign Appendix of this Ordinance, shall be permitted according to the criteria and performance standards contained in said appendix.

H. Sign Standards

1. Signs (to include all those visible from the exterior of any building) may be lighted but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.
2. Business signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold thereon.
3. A wall sign with the individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line.
4. All signs attached to the building shall be flush mounted on and parallel to the wall to which it is mounted.

I. Parking

Adequate off-street parking shall be provided to accommodate all parking needs for the site. The intent is to eliminate the need for any on-street parking.

Parking shall be provided for each building or development in accordance with the requirements set forth below based on the proportion of each type of use to the total building site.

Required off-street parking shall be provided on the site of the use served, or on a contiguous site or within 300 feet of the subject site. Where parking is provided on other than the site concerned, a recorded document shall be approved by the City Attorney and filed with the Planning Department and signed by the owners of the alternate site stipulating to the permanent reservation of use of the site for said parking.

Office

One (1) space for each 225 square feet of net floor area. The parking requirement may be lowered to one (1) space for each 250 square feet of net floor area upon review and approval of the modification committee.

Manufacture, Research and Assembly

Two (2) parking spaces for each three (3) employees, but in no event less than three (3) spaces for each 1,000 square feet of gross floor area.

Warehouse

Two (2) parking spaces for each three (3) employees, but in no event less than one (1) space for each 1,000 square feet of gross floor area for the first 20,000 square feet; one (1) space for each 2,000 square feet for the second 20,000 square feet; one (1) space for each 4,000 square feet of gross floor area for areas in excess of the initial 40,000 square feet of floor area of the building.

The number of employees for parking purposes shall be determined by the largest number of employees present on the site at one time. In the event there is more than one (1) shift, sufficient parking must be provided on-site to preclude the necessity for on-street parking at all hours of the day including work shift overlaps.

Mini-Storage

Two (2) parking spaces for each three (3) employees. In addition, two (2) garage spaces shall be provided for the owner/manager if an accessory dwelling unit is constructed.

J. Landscaping

As a portion of the total landscaping scheme, certain streets and areas have been designated as "Special Landscaped Streets and Areas." Landscape treatment along the frontages of said streets requires special consideration and therefore is referred to under separate sections in the following landscaping standards. Detailed landscaping and irrigation plans, prepared by a licensed landscape architect, licensed landscaping contractor, or architect shall be submitted to and approved by the Director of Parks, Beaches, and Recreation prior to the issuance of a building permit and installed prior to the issuance of a Certificate of Occupancy.

All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

1. Street Frontage Setback Area

a. General Statement

Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery.

b. Special Landscaped Streets and Areas

The entire area between the curb and the building setback line shall be landscaped, except for any driveway in said area.

c. Other Streets

The entire area between the curb and a point ten (10) feet in back of the front property line shall be landscaped except for any driveway in said area.

d. Intersections

Landscaping, excepting trees, along all streets and boundaries shall be limited to a height of not more than two and one-half (2-1/2) feet within the triangle bounded by a line drawn between points thirty-five (35) feet distance from the intersection of the right-of-way lines prolonged.

2. Side and Rear Yard Setbacks

a. General Statement

All unpaved areas not utilized for parking and storage, or designated undeveloped areas, shall be landscaped utilizing ground cover and/or shrub and tree materials.

b. Areas Subject to Future Development

Areas subject to future development shall be maintained in a weed free condition but need not be landscaped.

c. Screening

Areas used for parking shall be landscaped in such a manner as to interrupt or screen said areas from view from access streets, freeways, and adjacent properties. Plant materials used for this purpose shall consist of lineal or grouped masses of shrubs and/or trees.

d. Intersections

Landscaping, excepting trees, along all streets and boundaries shall be limited to a height of not more than two and one-half (2-1/2) feet within the triangle bounded by a line drawn between points thirty-five (35) feet distance from the intersection of the right-of-way lines prolonged.

3. Parking Areas

Trees, equal in number of one (1) per each five (5) parking stalls, shall be provided in the parking area.

4. Slope Banks

All slope banks greater than 5:1 or 6 feet in vertical height and adjacent to public right-of-way shall be stabilized, planted and irrigated in accordance with the plans submitted to and approved by the Planning Director.

K. Loading Areas

1. No loading shall be allowed which is visible from adjacent streets.
2. On other than special landscaped streets, streetside loading shall be allowed provided the loading dock is set back a minimum of seventy (70) feet from the street right-of-way line, or one hundred ten (110) feet from the street centerline, whichever is greater. Said loading area must be screened from view from adjacent streets.

L. Storage Areas

1. All outdoor storage shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen but need not exceed eight (8) feet in height.
2. Outdoor storage shall be meant to include all company owned or operated motor vehicles, with the exception of passenger vehicles.
3. No storage shall be permitted between a frontage street and the building line.

M. Refuse Collection Areas

1. All outdoor refuse collection areas shall be visually screened from access streets, freeways and adjacent property by a complete opaque screen.
2. No refuse collection areas shall be permitted between a frontage street and the building line.

N. Telephone and Electrical Service

All "on-site" electrical lines (excluding transmission lines) and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

O. Sidewalks

The requirement for sidewalks in the PC (Planned Community) district may be waived by the Planning Director if it is demonstrated that such facilities are not needed. However, the City retains the right to require installation of sidewalks, if in the future a need is established by the City.

P. Nuisances

No portion of the property shall be used in such a manner as to create a nuisance to adjacent sites, such as but not limited to vibration, sound, electro-mechanical disturbance and radiation, electro-magnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or noxious matter.

SECTION VI COMMERCIAL, AREA 3

A. Intent

The intent of this district is to allow the location of light general commercial activities engaged in the sale of products to the general public. Said activities shall be contained within a building or buildings and shall not contribute excessive noise, dust, smoke, or vibration to the surrounding environment, nor contain a high hazard potential due to the nature of the products, material or processes involved.

B. Permitted Uses

The following uses and other uses which in the opinion of the Planning Director are compatible shall be permitted:

1. Retail sales and service of a convenience nature.
2. Restaurants, including outdoor, drive-in or take-out restaurants, bars, and theater/nightclubs shall be subject to the securing of a use permit in each case.
3. Fire, police and other similar state, county and municipal facilities.
4. Service stations subject to the development standards contained in this Ordinance, Section VII.

C. Building Site Area

Two thousand (2,000) square feet minimum.

D. Setbacks

All setbacks shall be measured from the property line. For the purpose of this Ordinance, a streetside property line is that line created by the adopted right-of-way of the frontage street.

1. Street Frontage Yard Setback

Thirty (30) feet, except that unsupported roofs or sunscreens may project six (6) feet into the setback area.

2. Interior Side Yard

Side yard setbacks will be required only when subject property abuts other than commercially zoned property. A ten (10) foot setback is required in such cases. Unsupported roofs and sunscreens may project three (3) feet into the setback area.

3. Rear Yard

None required.

E. Signs

1. Identification Sign Area - General Standard

Only one (1) single or double-faced identification sign shall be permitted per street frontage for each individual business.

No sign shall exceed an area equal to one and one-half (1-1/2) square feet of sign for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed 200 square feet in area per face.

a. Identification Ground Sign

An identification ground sign shall not exceed four (4) feet above grade in vertical height. Also, ground signs in excess of 150 square feet in area (single face) shall not be erected in the first twenty (20) feet, as measured from the property line, of any streetside setback. However, the above standards shall not apply to the Multi-Tenant Directory sign or the allowed signs listed in the Sign Appendix of this Ordinance.

b. Identification Wall Sign

In no event shall an identification sign placed on a wall comprise more than 10 percent of the area of the elevation upon which the sign is located. Said signs shall be fixture signs. Signs painted directly on the surface of the wall shall not be permitted.

2. Restaurant Pole Sign (including bar and theater/nightclub)

One (1) identification pole sign per site will be allowed.

If a pole sign is utilized it shall be in lieu of other identification signs allowed by E. 1. a. and b. above. Pole signs shall be limited to a maximum height of twenty (20) feet and a maximum area of fifty (50) square feet per face, double-faced.

3. Multi-Tenant Directory Sign

One (1) directory sign listing only the name of the firms or businesses on a site shall be allowed. Said sign shall be limited to a maximum height of twenty (20) feet. Panels identifying each individual store shall be no larger than one (1) foot in height and five (5) feet in length.

4. Real Estate Sign

Said sign shall not exceed a maximum area of thirty-two (32) square feet and shall be of a ground type sign.

5. Special Purpose Sign

Signs used to give directions to traffic or pedestrians or give instructions as to special conditions shall not exceed a total of six (6) square feet (single face) in area and shall be permitted in addition to the other signs listed in this section.

6. Additional Signs

Additional signs as listed in the Sign Appendix of this Ordinance shall be permitted according to the criteria and performance standards contained in said appendix.

F. Building Height

All building appurtenant structures shall be limited to a maximum height of thirty-two (32) feet.

G. Sign Standards

1. Signs (to include all those visible from the exterior of any building) may be lighted but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.
2. Signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold thereon.
3. A wall sign with the individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line.

All signs attached to the building shall be flush mounted.

H. Parking

1. Restaurants, bars and theater/nightclubs

Parking shall be in accordance with Title 20 of the Newport Beach Municipal Code.

2. Outdoor, Drive-in and Take-Out Restaurants

Parking shall be in accordance with Title 20 of the Newport Beach Municipal Code.

3. Commercial

One (1) space for each 250 square feet of gross floor area. One (1) loading space for each 10,000 square feet of gross floor area.

I. Landscaping

Detailed landscaping and irrigation plans, prepared by a licensed landscape architect, licensed landscaping contractor, or architect shall be submitted to and approved by the Director of Parks, Beaches, and Recreation prior to the issuance of a building permit and installed prior to the issuance of a Certificate of Occupancy.

All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

1. Front Yard Setback Area

a. General Statement

Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery.

b. Special Landscaped Street

The entire area between the curb and the building setback line shall be landscaped, except for any driveway in said area.

c. Other Streets

The entire area between the curb and a point ten (10) feet in back of the front property line shall be landscaped except for any driveway in said area.

2. Side Yard and Rear Yard

a. General Statement

All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover and/or shrub and tree materials.

b. Undeveloped Areas

Undeveloped areas proposed for future expansion shall be maintained in a weed free condition but need not be landscaped.

c. Screening

Areas used for parking shall be screened from view or have the view interrupted by landscaping, and/or fencing from access streets, freeways, and adjacent properties.

Plant materials used for screening purposes shall consist of lineal or grouped masses of shrubs and/or trees.

d. Boundary Areas

Boundary landscaping is required on all interior property lines excluding sidewalk and driveway areas. Said landscaping shall be placed along the entire length of these property lines or for a distance of sufficient length to accommodate the required trees. Trees, equal in number to one (1) tree per twenty-five (25) lineal feet of each property line, shall be planted along the above lines in addition to required ground cover and shrub material.

e. Landscaping - Vehicle Separation

All landscaped areas shall be separated from adjacent vehicular areas by a wall or curb, at least six (6) inches higher than the adjacent vehicular area.

3. Parking Areas

Trees, equal in number of one (1) per each five (5) parking stalls, shall be provided in the parking area.

J. Loading Areas

Streetside loading on other than special landscaped streets shall be allowed provided the loading dock is set back a minimum of seventy (70) feet from the street right-of-way line, or one hundred ten (110) feet from the street centerline, whichever is greater. Said loading area must be screened from view from adjacent streets.

K. Storage Areas

1. All outdoor storage shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen but need not exceed eight (8) feet in height.
2. Outdoor storage shall be meant to include all company owned or operated motor vehicles, with the exception of passenger vehicles.
3. No storage shall be permitted between a frontage street and the building line.

L. Refuse Collection Areas

1. All outdoor refuse collection areas shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen.
2. No refuse collection areas shall be permitted between a frontage street and the building line.

M. Telephone and Electrical Service

All "on-site" electrical lines (excluding transmission lines) and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

N. Pedestrian Access

If other than a normal city pedestrian sidewalk system is desired, the developer shall submit a plan of pedestrian access to the Planning Department prior to the issuance of building permits. Said plan will detail consideration for pedestrian access to the subject property and to adjacent properties, and shall be binding on subsequent development of the property. The plan shall show all interior walkways and all walkways in the public right-of-way, if such walkways are proposed or necessary.

SECTION VII SERVICE STATION DEVELOPMENT STANDARDS

A. Setbacks

All setbacks shall be measured from the property line. For the purpose of this Ordinance, a streetside property line is that line created by the adopted right-of-way line of the frontage street.

1. Front Yard and/or Streetside Setback Area

a. Special Landscaped Streets

Thirty (30) feet, except that unsupported roofs, sunscreens and canopy roofs may project six (6) feet into the setback area. Signs allowed by this Ordinance may be placed in the front yard setback area.

b. Other Streets

Ten (10) feet, including unsupported roofs, sunscreens and canopy roofs. Signs allowed by this Ordinance may be placed in the front yard setback area.

2. Interior Setbacks

Twenty (20) feet from the side and rear lot lines unless the station is an integral part of a commercial complex, in which case said setback may be five (5) feet. Unsupported roofs, sunscreens and canopy roofs may project three (3) feet into the setback area.

B. Minimum Building Site Area

A minimum building site area of 20,000 square feet is required.

C. Signs

1. One (1) freestanding sign, limited to a maximum height of seventeen (17) feet, shall be permitted. Sign face shall not exceed a maximum area of forty-five (45) square feet per face, double faced.

2. One (1) identifying sign or symbol mounted on the building shall be permitted. Maximum area of the sign or symbol shall be eight (8) square feet. Maximum letter height shall be one (1) foot except for logos.

3. Real Estate Sign

Subject to the standards established in Subsection G.3, Section IV, of this Ordinance.

4. Special Purpose Sign

Subject to the standards established in Subsection G.4, Section IV, of this Ordinance.

5. Additional Signs

Additional signs, as listed in the Sign Appendix of this Ordinance, shall be permitted according to the criteria and performance standards contained in said appendix.

D. Sign Standards

The same sign standards as outlined in Subsection H, Section IV, of this Ordinance shall prevail for developments in this area.

E. Parking

A minimum of eight (8) parking spaces shall be provided on the site. Size of spaces, isles widths, etc., shall conform to the provisions of the City of Newport Beach Zoning Code.

F. Landscaping

All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

1. Front Yard and/or Streetside Setback Area

a. General Statement

Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery.

b. Special Landscaped Streets and Areas

The entire area between the curb and the building setback line shall be landscaped, except for any driveway parking area in said area.

c. Other Streets

The entire area between the curb and a point ten (10) feet in back of the front property line shall be landscaped except for any access driveway in said area.

2. Interior Setbacks

a. All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover and/or shrub and tree materials.

b. Boundary Areas

Boundary landscaping is required on all interior property lines adjacent to properties zoned for other than commercial uses. Said landscaping shall be placed along the entire length of these property lines or be of sufficient length to accommodate the number of required trees. Trees, equal in number to one (1) tree per twenty-five (25) lineal feet of each property line, shall be planted in the above-defined areas in addition to required ground cover and shrub materials.

- c. All landscaped areas shall be separated from adjacent vehicular areas by a wall or curb, at least six (6) inches higher than the adjacent vehicular area.
- d. Landscaping, excepting trees, along all streets and boundaries shall be limited to a height of not more than three and one-half (3-1/2) feet within twenty (20) feet of the point of intersection of street and access drives.

G. Screening

A masonry wall or landscaping forming an opaque screen shall be installed along property lines which abut property zoned for industrial uses. Said wall or landscaping shall be six (6) feet in height. Wall or landscaping shall be no higher than three (3) feet (except trees) within twenty (20) feet of any adopted street right-of-way line. Where there is a difference in elevation on opposite sides of the wall, the height shall be measured from the highest grade level adjacent to the wall. No signs or sign supports shall be permitted on any required screening.

H. Refuse Collection Area

All trash and refuse shall be stored within an area enclosed by a wall at least six (6) feet in height. Wall material shall match exterior building material.

SECTION VIII MULTI-FAMILY RESIDENTIAL, AREA 4

It is the intent of Area 4 to provide multi-family residential housing and related community facilities.

A. Uses Permitted

1. Apartments.
2. Condominiums.
3. Townhomes.
4. Temporary model complex and appurtenant uses.
5. Community recreational facilities.
6. Signs (as per City Code and as provided in Section VII of this Planned Community Text).
7. One architectural tower shall be permitted in the Planned Community.

B. Attached Residential Standards

1. Maximum Height Limits

- a. The maximum height of all buildings shall be thirty-five (35) feet measured in accordance with the City of Newport Beach Municipal Code and determined from the grade approved in the site plan review and subdivision approval.
- b. One architectural tower shall be permitted in the Planned Community. No bells or other types of noise making devices shall be allowed in the architectural tower. Said tower shall have a maximum allowable foot print of 25 feet by 25 feet, a maximum allowable height of fifty-five (55) feet, and shall maintain the following minimum setbacks from surrounding streets:

<u>Street</u>	<u>Setback from Ultimate Right-of-Way Line</u>
Jamboree Road	100 feet
University Drive South	100 feet

2. Project Edges

Project edges adjacent to University Drive South and Jamboree Road shall be enhanced with landscaped berms and undulating walls. Varying building setbacks are also encouraged to create soft project edges. In order to reduce the perception of building mass along perimeter roadways and San Diego Creek, three story building elements shall be setback a minimum of 5 feet and average 15 feet in addition to the required setback. Where three-story buildings do occur, one and two-story elements should be incorporated into the building composition in order to reduce bulk and mass.

3. Setbacks

The following minimum setbacks shall apply to all structures (not to include garden walls or fences) adjacent to streets.

a. Setbacks from Streets

Said setbacks shall be measured from property line.

Street	Setback from Ultimate <u>Right-of-Way Line</u>
Jamboree Road/Freeway Ramp	25'
University Drive South	20'
Private Streets and Drives	5'
Collector Streets	15'

No structures or open parking shall be permitted in setback areas from Jamboree Road, and University Drive South, or in areas that would block sight distance at major street corners and along major street curves, per City Standard Drawing 110-L unless otherwise approved by the City Traffic Engineer.

b. Setbacks - Garages

Garages with direct access to streets or drives may be setback either from five (5) to seven (7) feet average or a minimum average of twenty (20) feet measured from back of curb, or in the event that sidewalks are constructed, from back of sidewalk.

c. Setbacks from Other Property Lines and Structures

1. A minimum setback of five (5) feet is required from all other property lines.
2. All main residential structures on the same lot shall be a minimum of eight (8) feet apart. This shall be measured from face of finished wall.

4. Fences, Hedges and Walls

Fences shall be limited to maximum height of eight (8) feet, except within street setback areas where fences, hedges and walls shall be limited to three (3) feet. Wing walls, where an extension of a residential or accessory structure is to be constructed, may be eight (8) feet in height. At street intersections, all fences, hedges, and walls shall conform to the requirements of City Standard Drawing 110-L, intersection line-of-sight requirement, unless otherwise approved by the City Traffic Engineer.

5. Architectural Features

Architectural features, such as not limited to cornices, eaves, and wing walls may extend two and one-half (2 ½) feet into any front, side or rear yard setback.

6. Parking

A minimum of 1.87 parking spaces shall be provided per unit, including one covered space. In addition, guest parking shall be provided within the development at a minimum rate of 0.5 space per unit. Guest parking may be provided on street, in parking bays, or on driveway aprons (minimum 20' in depth), in a manner acceptable to the City Traffic Engineer.

7. Maximum Site Area Coverage

The maximum building site area permitted in this PC District shall be full coverage, less required front, side and rear yards.

C. Open Space

The following are permitted uses within the open space/public facilities area (Area 4A):

1. Preservation and restoration of existing habitat and wetlands.
2. Passive and active public recreation facilities such as hiking, biking, scenic outlooks, picnicking and equestrian trails.
3. Biotic gardens.
4. Other uses that the Planning Commission finds compatible with the natural amenities of this parcel.
5. Transportation corridors, appurtenant facilities, arterial highways and vehicular access to the other permitted uses.
6. Utilities and water tanks.
7. Fuel modifications zones.
8. Drainage and flood control facilities.
9. Any grading necessary for the permitted uses.

D. Site Plan Review

1. Purpose

The effect of this section is to establish a Site Plan Review procedure for the Baypointe project to insure that the project conforms to the objectives of the General Plan.

2. Findings

The Site Plan Review procedures contained in this section promote the health, safety and general welfare of the community by ensuring that:

- a. Development of Baypointe will not preclude implementation of specific General Plan objectives and policies.
- b. The value of property is protected by preventing development characterized by inadequate and poorly planned landscaping, excessive building bulk, inappropriate placement of structures and failure to preserve where feasible natural landscape features.

3. Application

Site Plan Review approval shall be obtained prior to the issuance of a Grading Permit or a Building Permit for any new structure, including fences, and the establishment of grade by the Planning Commission or the City Council in accordance with Section 20.02.026.

4. Plans and Diagrams to be Submitted

The following plans and diagrams shall be submitted to the Planning commission for approval:

- a. A plot plan, drawn to scale, showing the arrangement of buildings, driveways, pedestrian ways, off-street parking, landscaped areas, signs, fences and walks. The plot plan shall show the location of entrances and exits, and the direction of traffic flow into and out of off-street parking areas, the location of each parking space, and areas for turning and maneuvering vehicles. The plot plan shall indicate how utility and drainage are to be provided.
- b. A landscape plan, drawn to scale, showing the locations of existing trees proposed to be removed and proposed to be retained; and indicating the amount, type, and location of landscaped areas, planting beds and plant materials with adequate provisions for irrigation.
- c. Grading plans to ensure development properly related to the site and to surrounding properties and structures.
- d. Scale drawings of exterior lighting showing size, location, materials, intensity and relationship to adjacent streets and properties.
- e. Architectural drawings, renderings or sketches, drawn to scale, showing all elevations of the proposed buildings and structures as they will appear upon completion.
- f. Any other plans, diagrams, drawings or additional information necessary to adequately consider the proposed development and to determine compliance with the purposes of this chapter.
- g. A noise study prepared by a certified noise expert determining the anticipated noise levels on site and making recommendations on how noise can be mitigated to adopted City of Newport Beach noise level standards.
- h. A plan as to how future residents will be notified of the proposed San Joaquin Hills Transportation Corridor to be constructed near the project.

5. Fees

The applicant shall pay a fee as established by Resolution of the City Council to the City with each application for Site Plan Review under this chapter. (Ord. 1686, § 1, 1976)

6. Standards

The Site Plan Review procedures established by this section shall be applied according to and in compliance with the following standards:

- a. Baypointe shall be graded and developed with due regard for the aesthetic qualities of the area, giving special consideration to the adjacent creeks and proximity to Upper Newport Bay.
- b. No structures shall be permitted in areas of potential geologic hazard unless specific mitigation measures are adopted which will reduce adverse impacts to an acceptable level, or the Planning Commission or City council, on review or appeal, finds that the benefits outweigh the adverse impacts.
- c. Residential development shall be permitted in areas subject to noise levels greater than 65 CNEL only where specific mitigation measures will reduce noise levels in exterior areas to less than 65 CNEL and reduce noise levels in the interior of residences to 45 CNEL or less.
- d. Site plan and layout of buildings, parking areas, pedestrian and vehicular access ways, and other site features shall give proper consideration to functional aspects of site development.
- e. Development shall be consistent with specific General Plan policies and objectives, the adopted Circulation Improvement and Open Space Agreement, and shall not preclude the implementation of those policies and objectives.
- f. Development shall be physically compatible with the development site, taking into consideration site characteristics including, but not limited to, slopes, and sensitive resources.

7. Procedures regarding Public Hearing notification and Planning Commission and City Council actions shall be pursuant to Chapter 20.01.070.

SECTION IX RESIDENTIAL, AREA 5

It is the intent of Area 5 to provide residential housing and related community facilities.

A. Uses Permitted

1. Cluster unit developments, as defined in Section III, Definitions...
2. Single family dwellings attached or detached.
3. Apartments.
4. Conventional subdivisions.
5. Condominiums/Townhomes.
6. Temporary model complex and appurtenant uses.
7. Community recreational facilities.
8. Signs (as per City Code and as provided in Section VII of this Planned Community Text).

B. Attached Residential Standards

1. Maximum Height Limits

- a. All buildings shall be in accordance with 32/50 Height Limitation Zone.
- b. Chimneys and vents shall be permitted as set forth in Section 20.02.060 of the Municipal Code.

2. Setbacks

The following minimum setbacks shall apply to all structures (not to include garden walls or fences) adjacent to streets.

a. Setbacks from Streets

Said setbacks shall be measured from property line.

<u>Street</u>	<u>Setback from Ultimate Right-of-Way Line</u>
Jamboree Road	30'
University Drive South	20'
Camelback Street	20'
Private Streets and Drives	0'
Collector Streets	15'
Setback from Ultimate	

No structures or open parking shall be permitted in setback areas from Jamboree Road, University Drive South and Camelback Street.

b. Setbacks - Garages

Garages with direct access to public streets may be setback either from five (5) to seven (7) feet average or a minimum average of twenty (20) feet measured from back of curb, or in the event that sidewalks are constructed, from back of sidewalk.

c. Setbacks from Other Property Lines and Structures

1. A minimum setback of five (5) feet is required from all other property lines.
2. All main residential structures on the same lot shall be a minimum of eight (8) feet apart. This shall be measured from face of finished wall to face of finished wall.

The above standards shall be required unless one of the following conditions prevails:

1. Structures which abut a plaza, park, mall or other permanent open green space may abut the common property line and have openings onto same, provided the open spaces are not publicly owned.
2. Where there are no openings on a given side, that side may be placed on the property line and may abut a structure on an adjoining lot.
3. An attached or detached garage or carport may abut a side property line or another structure, provided no openings are located on the abutting surfaces.
4. Dwellings may orient toward the streetside property line or the opposite property line in order to take advantage of view conditions.

3. Fences, Hedges and Walls

Fences shall be limited to a maximum height of eight (8) feet, except within street setback areas where fences, hedges and walls shall be limited to three (3) feet. Wing walls, where an extension of a residential or accessory structure is to be constructed may be eight (8) feet in height. At street intersections, all fences, hedges, and walls shall conform to the requirements of City Standard Drawing 110-L, intersection line-of-sight requirement.

4. Architectural Features

Architectural features, such as but not limited to cornices, eaves, and wing walls may extend two and one-half (2 1/2) feet into any front, side or rear yard set-back.

5. Parking

Parking for residential uses shall be provided as follows:

Apartments, stacked flats -- 2.0 spaces/dwelling unit, including guest parking.

Townhomes -- 2.5 spaces/dwelling unit, including guest parking.

One space per dwelling unit shall be covered.

6. Maximum Site Area Coverage

The maximum building site area permitted in this PC District shall be full coverage, less required front, side and rear yards.

C. Detached Residential Standards

1. Minimum Lot Size

The minimum lot size permitted shall be 3,000 square feet, with a minimum average width of fifty-five (55) feet.

2. Maximum Building Height

- a. All buildings shall be in accordance with the 32/50 Height Limitation Zone.
- b. Chimneys and vents shall be permitted as set forth in Section 20.02.060 of the Municipal Code.

3. Setbacks

Setbacks shall be measured from property line.

a. Setbacks from Streets:

<u>Street</u>	<u>Setback from Ultimate Right-of-Way Line</u>
Jamboree Road	30'
University Drive South	20'
Camelback Street	20'
Collector Streets	15'

b. Front Yard

A minimum setback of ten (10) feet for the dwelling unit shall be maintained.

c. Side Yard

Side yard setbacks shall be a minimum of five (5) feet.

d. Rear Yard

A minimum of ten (10) feet shall be maintained for the rear yards.

e. Setbacks - Garages

Garages may be setback either from five (5) to seven (7) feet average or a minimum of twenty (20) feet or eighteen (18) feet with roll up garage doors measured from back of curb, or in the event that sidewalks are constructed, from back of sidewalk.

4. Fences, Hedges, and Walls

Fences shall be limited to a maximum height of eight (8) feet except within the street setback areas where fences, hedges and walls shall be limited to three (3) feet. Wing walls, where an extension of a residential or accessory structure is to be constructed may be eight (8) feet in height. At street intersections all fences, hedges and walls shall conform to the requirements of City Standard Drawing 110-L, intersection line-of-sight requirement. Walls constructed to satisfy noise barrier requirements may encroach into required setbacks on Jamboree Road and University Drive South. These walls must be set back a minimum 4 feet from the property line, allowing for provision of landscaping between the noise wall and the right-of-way line.

5. Parking

A minimum of 2 parking spaces shall be provided per unit, including one covered space. In addition, guest parking shall be provided within the development at a minimum rate of 0.5 space per unit. Guest parking may be provided on street, in parking bays, or on driveway aprons (minimum 20' in depth), in a manner acceptable to the City Traffic Engineer.

6. Maximum Site Area Coverage

The maximum building site area permitted in this PC District shall be full coverage, less required front, side and rear yards.

7. Architectural Features

Architectural features, such as, but not limited to, cornices, eaves, and wing walls may extend two and one-half (2 1/2) feet into any front, side or rear yard setback.

8. Floor Area Limit

The total gross floor area, including basements, garages and carports, but excluding decks, balconies or patios open on at least two sides or open on one side and unroofed, contained in all buildings on a building site in this District shall not exceed one and one-half the buildable area of the site, provided that any required parking space, whether open or covered, shall be included in the calculation of gross floor area. The term "buildable area" shall mean the area of a building site, excluding any basic minimum side, front and rear yard spaces.

9. Trellis

Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also extend from the dwelling to the side or rear property line. The addition has to be open on three sides and total area be 400 sq. ft., or less. Open trellis and beam construction, and patio covers where reciprocal easements exist, shall be permitted within three feet of the residential dwelling on the adjacent property. In side yards, the maximum height shall be nine (9) feet. These areas shall not be considered in calculating lot area coverage; however, trellis areas shall not exceed 50 percent of the remaining open space of a developed lot.

If residential development utilizes a 'zero lot line' approach, trellis structure may attach to the adjacent dwelling unit, consistent with the requirements of the Uniform Building Code.

Trellis and beam construction shall be so designed as to provide a minimum of 50 percent of the total trellis area as open space for the penetration of light and air to areas which it covers.

If the patio cover is solid, maintain the required setbacks.

10. Pools, Spas, Barbecues, Air Conditioning and Related Equipment

Where reciprocal easements exist, pools, spas and barbecues may be located in the reciprocal easement; however, no pool, spa or air conditioning equipment shall be permitted in the reciprocal easement. All pool, spa and air conditioning equipment shall be sound attenuated in such a manner as to achieve a maximum sound level of 55 dBA at the property line.

SECTION X PARK, AREA 6

It is the intent of this section to designate an area for a future public park and fire station site. The park and fire station shall be located in approximately the location shown on the Land Use Plan.

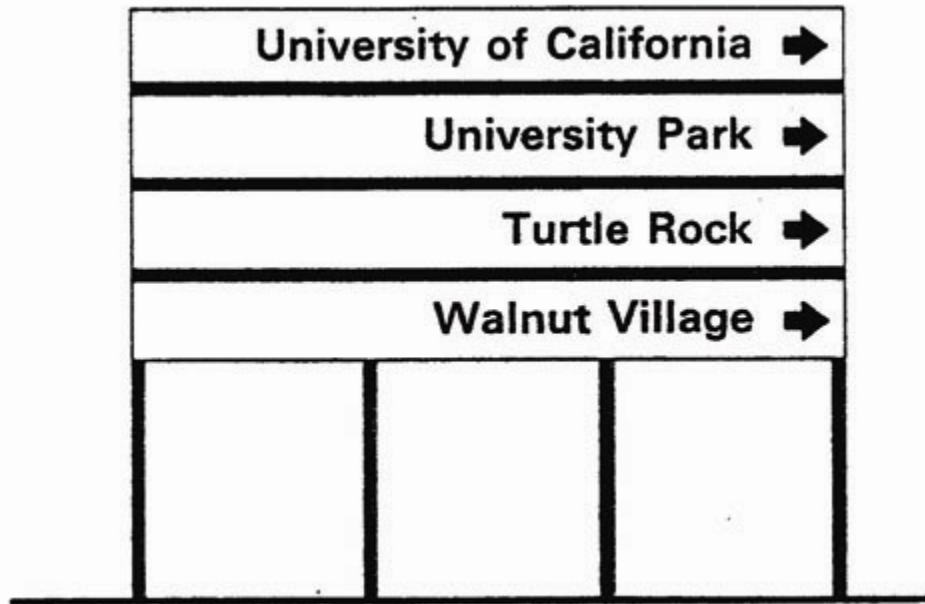
SECTION XI SIGNS

The following material represents the sign program for the North Ford/San Diego Creek PC District. It is an endeavor to both identify and provide for the primary functions of any sign program; and informing prospective buyers how and where to purchase that product.

This material is not intended as a substitute for detailed engineering knowledge, experience or judgment. It is intended to provide a quick and graphic representation of those signs to be allowed on Irvine property and under what conditions said signs shall be allowed. It includes such pertinent data as justification for a particular sign, where the sign may be located, how long it may be erected and fabrication specifications.

It is intended that the following sign criteria be utilized as a policy guideline regulating signs on a uniform basis for all company properties.

Sign type letters A, B and C shall be subject to a conditional use permit. Sign type letters D, E, F and G shall be subject to the approval of the Planning Director.



SIGN TYPE (A)

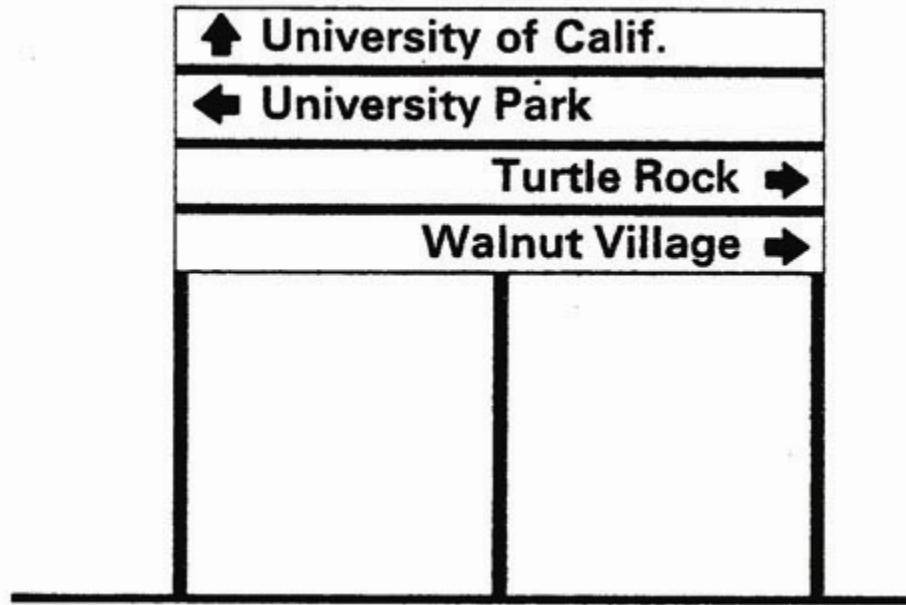
FEEWAY "PLANNED COMMUNITY" TRAVEL DIRECTIONAL SIGN: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at The Irvine Company planned communities.

POLICY: Shall consist of one, two, three or four panels maximum, depending upon the number of communities requiring identity at that location. Each panel shall display the name of a planned community or significant regional land use and a directional arrow. May be double faced if required. Signs shall be located prior to freeway off ramps. A community shall be identified only on the signs located prior to the primary access road to the community from the freeway. Signs shall contain four panels for aesthetic balance even though some panels may be blank.

LOCATION: Only one sign structure shall appear before the entrance to an existing freeway off ramp. This sign shall be located no less than 660 feet and no more than 1,320 feet from the point at which the apron starts to widen for the off ramp.

LONGEVITY: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal by the appropriate public agency if new homes are still for sale in the community.

SIGN SURFACE AREA: 97.5 square feet per sign panel. Total sign area approximately 390 square feet.



SIGN TYPE (B)

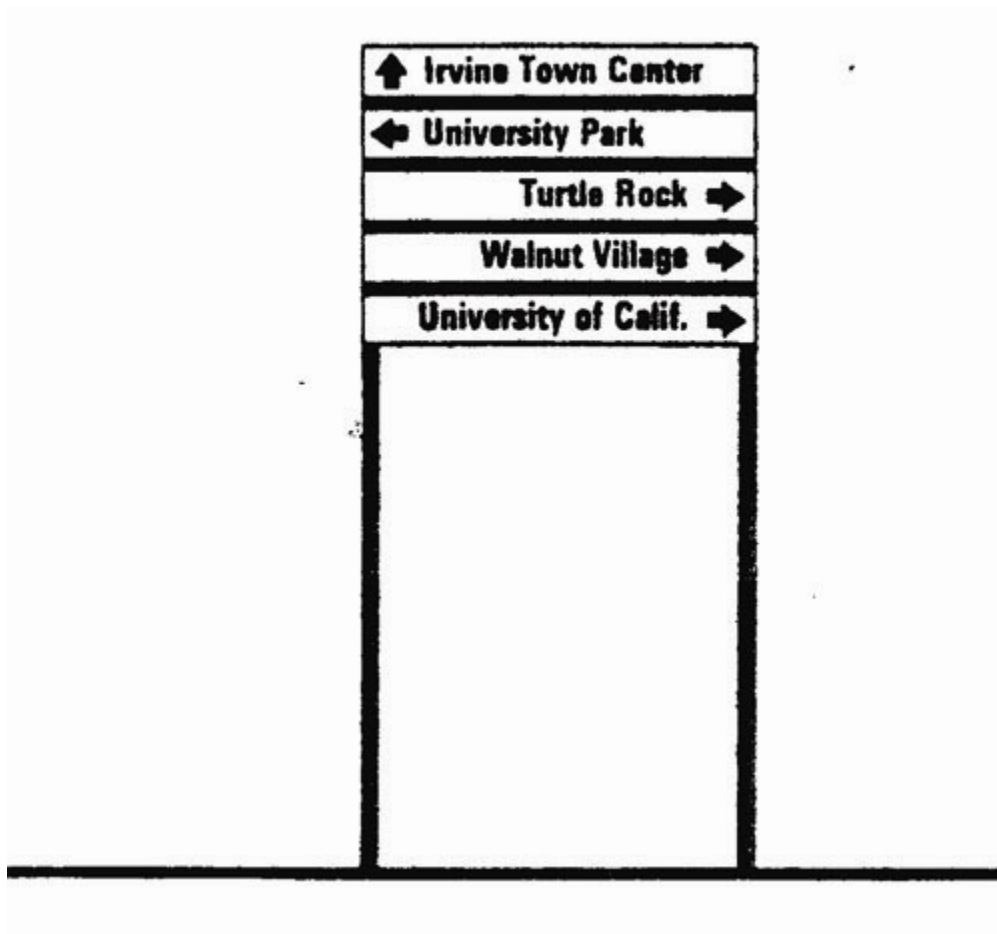
HIGHWAY "PLANNED COMMUNITY" TRAVEL DIRECTIONAL SIGN: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at The Irvine Company planned communities.

POLICY: The sign shall be limited to a maximum of four panels, depending upon the number of communities requiring identity at that location. Each panel shall display the name of a planned community or significant regional land use and a directional arrow, only. Each of the panels may be double faced if required. Signs shall be placed only on major and primary roads, and shall contain four panels for aesthetic balance even though some panels may be blank.

LOCATION: Only one such sign structure shall exist within 1,320 feet of a major intersection in each direction. The sign may be on either the right or left hand side of the road.

LONGEVITY: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal by the appropriate public agency if new homes are still for sale in the community.

SIGN SURFACE AREA: 36.6 Square feet per panel. Total sign area approximately 146.4 square feet.



SIGN TYPE (C)

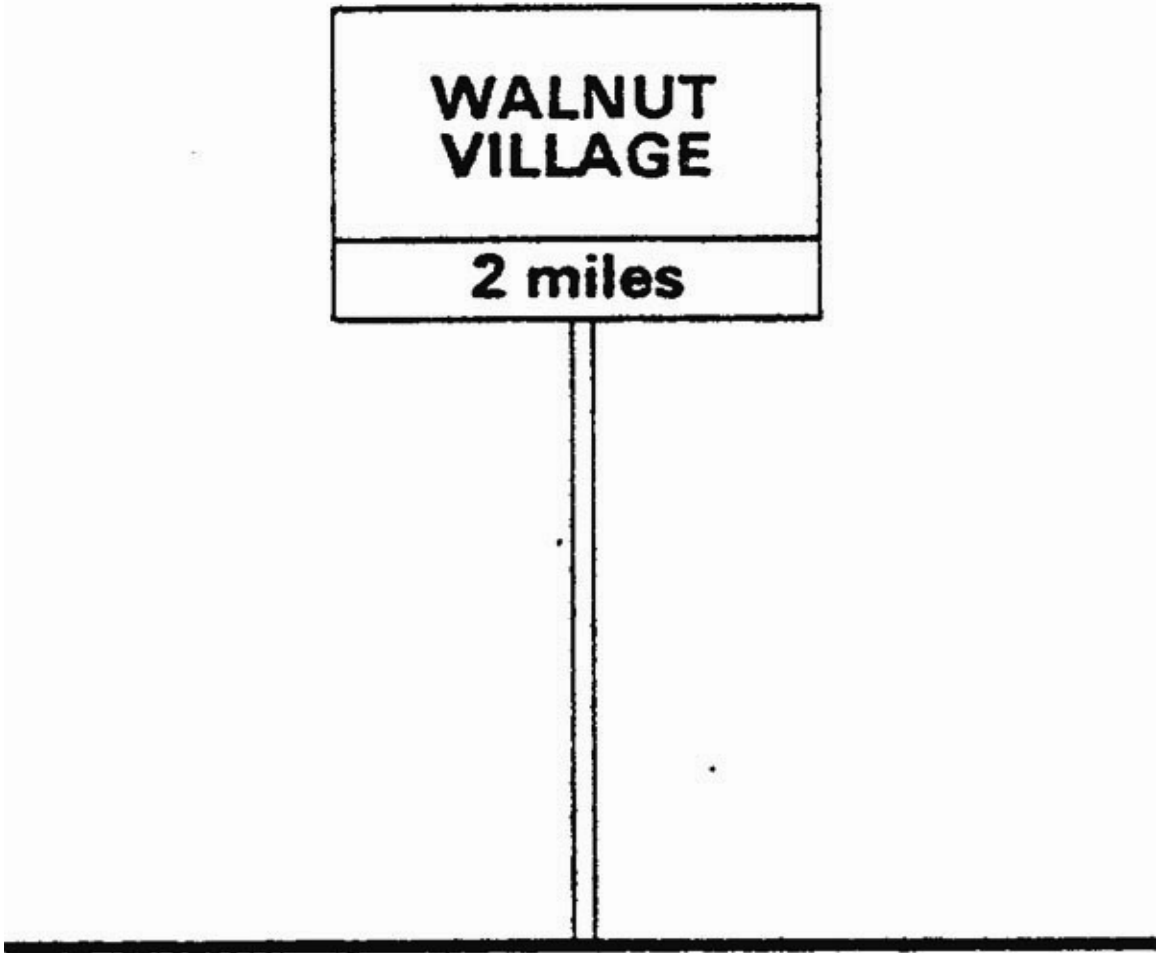
INTERSECTION DIRECTIONAL SIGN: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at The Irvine Company planned communities.

POLICY: Shall consist of one, two, three, four or five panels maximum depending upon the number of communities requiring identity at a particular intersection. Each panel shall display the name of a planned community or significant regional land use and a directional arrow, only. Each of the panels may be double faced if required.

LOCATION: Ideally suited for intersections which require the motorist to make a complete stop, and where directional assistance is required for many communities. Such signs shall be within five miles of the communities they identify and shall be located along direct routes to a planned community.

LONGEVITY: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal by the appropriate public agency if new homes are still for sale in the community.

SIGN SURFACE AREA: 4-1/2 square feet per panel. Maximum total area 22.5 square feet.



SIGN TYPE (D)

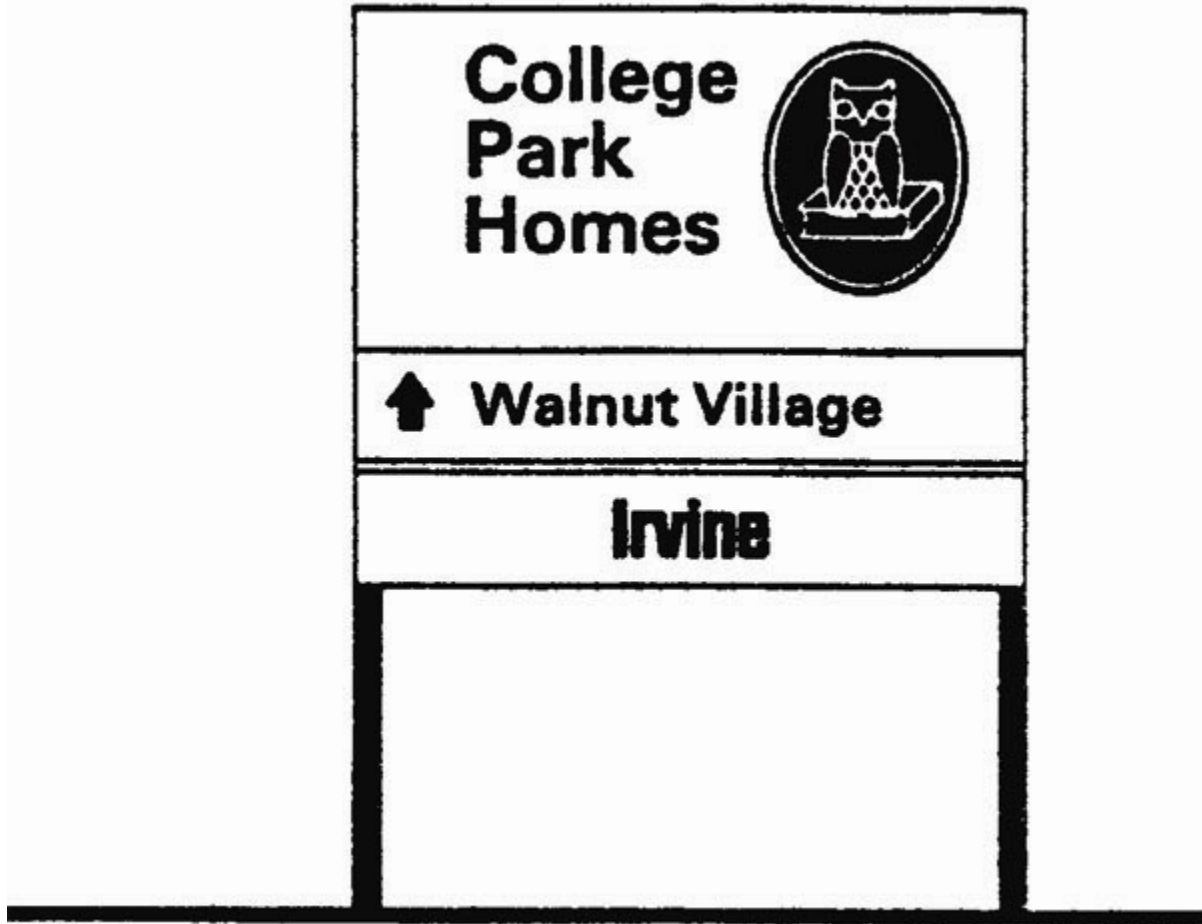
REASSURANCE SIGN: A sign designed to reassure motorists of their direction of travel and distance to The Irvine Company planned communities and points of major interest.

POLICY: Such signs shall be not more than five feet in vertical height or horizontal length exclusive of ground clearance and shall not exceed a total area of 15 square feet. May be double faced if required.

LOCATION: Such signs shall be located only along direct routes to the planned community or significant regional land use. They shall be within five miles of the community or land use they identify, and they shall be at least one-half mile from any other reassurance sign identifying the same planned community or regional land use.

LONGEVITY: Each sign shall have a time limit of five years, subject to renewal by the appropriate public agency if still serving a public need.

SIGN SURFACE AREA: 13.5 square feet.



SIGN TYPE (E)

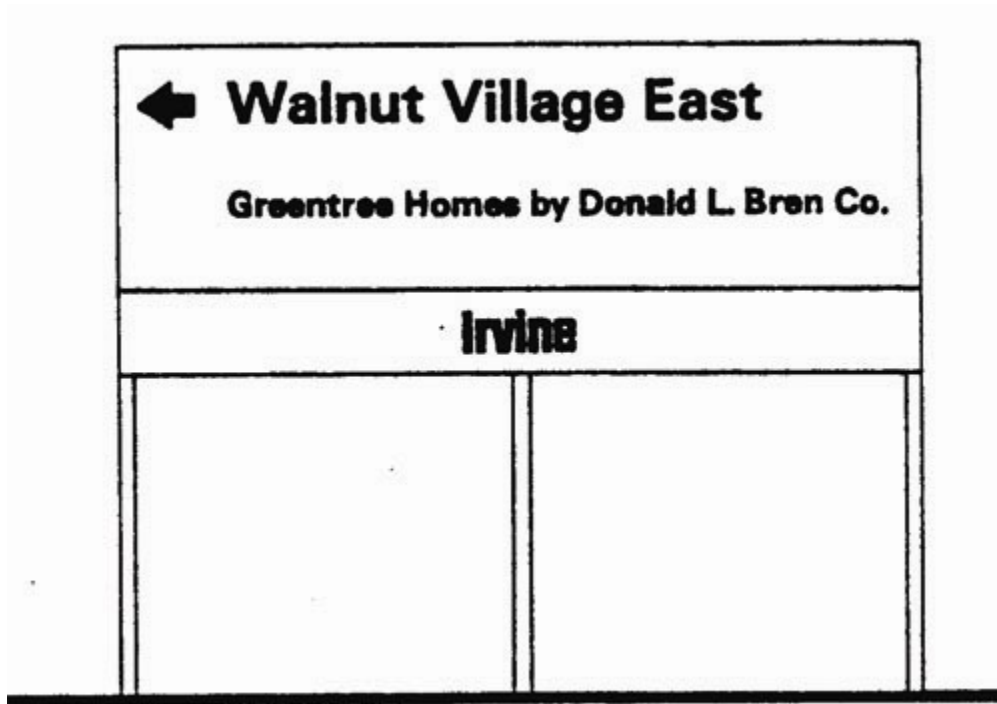
TRACK "SUBDIVISION IDENTIFICATION" AND COMMUNITY DIRECTION SIGN: A sign which informs the viewer of the name of the planned community he is approaching and the direction of travel to enter that residential community and the name/s of the developer/s who are currently building and/or marketing homes in that community.

POLICY: Shall not exceed 120 square feet in sign surface area. May be used as an on-site (within the boundaries of the planned community) or an off-site sign. Shall display only the name/s and/or symbols of the developer/s that are currently building and/or marketing homes in that community or the name/s of the tract development within that community (maximum of 2) and the name of the planned community and a directional arrow, and the name "Irvine." May be double faced if required.

LOCATION: To be located before critical intersections which introduce the major entry/ies to a Planned Residential Community.

LONGEVITY: Each sign shall have a time limit of five years from the date of issuance of the sign permit. Subject to renewal by the appropriate public agency if new homes are still for sale in the community.

SIGN SURFACE AREA: 120 square feet.



SIGN TYPE (F)

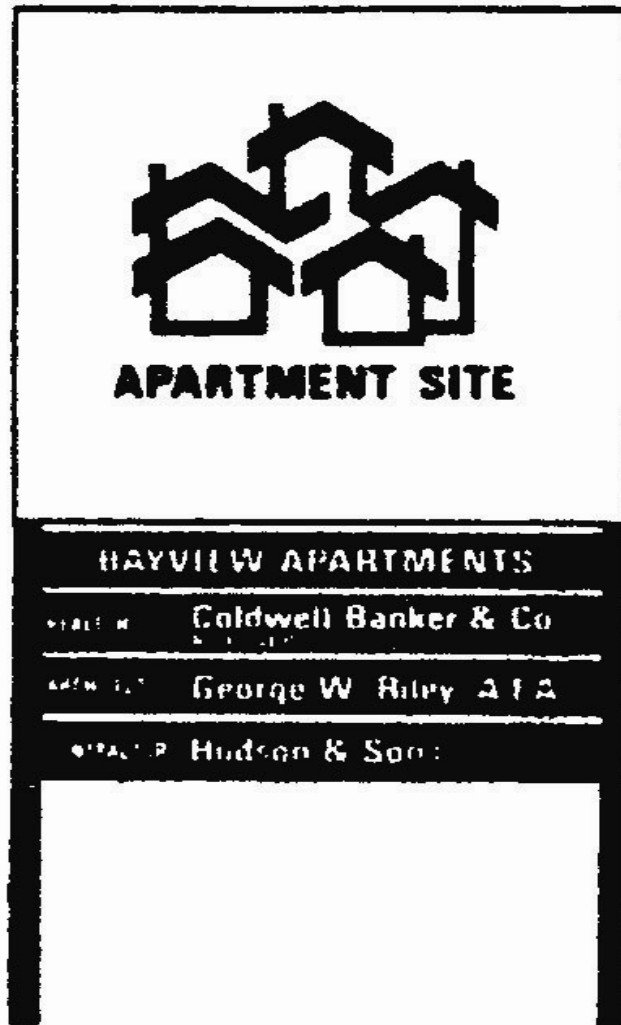
COMMUNITY ENTRY SIGN: A sign which identifies the entry to a development in The Irvine Company community in which homes are for sale. The sign informs the viewer of the name of the community, the names of the developments in that community and the direction of travel to reach the model areas.

POLICY: Wherever possible shall be used as on-site sign (within the boundaries of the community). Shall be double faced where required.

LOCATION: At or near the main entry/ies to the residential community.

LONGEVITY: Each sign shall have a time limit of 5 years from the date specified in the text for the planned community. Subject to renewal by the appropriate public agency if new homes are still for sale in the community.

SIGN SURFACE AREA: 160 square feet.



SIGN TYPE (G)

FUTURE FACILITY SIGN: A sign which informs the viewer, through symbol and verbal reinforcement, of the type of facility planned for a community.

POLICY: The sign shall identify facilities which are planned as part of a planned community and are to be constructed in the immediate future. General symbols, designed to identify and not to advertise, will represent the same type of facilities in each of The Irvine Company communities. May be double faced if required.

LOCATION: Always installed on the site of the facility and oriented to the nearest street. One sign to be utilized for each street fronting on the site.

LONCEVITY: From the time the site has been zoned for the facility until construction and/or leasing is completed.

SIGN SURFACE AREA: 96 square feet maximum (including 4 "rider" panels).