



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

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Newport Beach, California 92660

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[newportbeachca.gov/communitydevelopment](http://newportbeachca.gov/communitydevelopment)

## Director's Determination No. 2016-001

**Date:** February 3, 2016

**Re:** Big Canyon Planned Community No. 8- Interpretation Related to Wall and Deck Heights

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### Fence, Hedges and Walls

Within the Low Density Residential Area (Section IV) of the Big Canyon Planned Community Development Plan, Subsection G, *Fences, Hedges and Walls* are limited to a maximum height of 8 feet, except the area within 10 feet of the front or streetside property line, where they shall be limited to 3 feet.

It has come to my attention that several properties within the community were originally developed with 8-foot-high walls located within 10 feet of the rear property lines adjacent to streets. Based on the original pattern of development within the community, I have determined that the 3-foot-high fence, hedge, and wall restriction within 10 feet of the streetside property line applies to only side property lines abutting a street on corner lots. The restriction shall not apply to rear property lines abutting a street.

### Retaining Wall and Deck Improvements

The development pattern of the community within the Low Density Residential (Section IV) and Low Medium Density Residential (Section V) land use areas of the Big Canyon Planned Community includes several hillside lots sited above the golf course. Since the initial development of the community, several of these residences were constructed with decks and retaining walls to level and increase the usability of rear yards. Decks and back-filled retaining walls (including guardrail) have historically been permitted within side and rear yard setbacks up to a maximum of 8 feet from existing grade, consistent with the *Fences, Hedges and Walls* height limitation of Subsection G noted above. Additionally, several modification permits have also been issued over the years, including Modification Permit No. 772 (1974), which allowed deck heights in excess of the 8-foot-height limitation for nine properties.

However, a question has been raised regarding the applicability of Zoning Code Section 20.30.110.D.2.e to the Big Canyon Planned Community. This section reads:

**“Section 20.30.110 – Setback Regulations and Exceptions**

*e. Decks, landings, patios, platforms, porches, steps, and terraces, and similar structures not more than eighteen (18) inches in height measured from the existing grade may be located within a required side or rear setback area other than those abutting an alley.”*

Given the historical development pattern of the community, I have determined that the Big Canyon Planned Community regulations take precedence over Section 20.30.110.D.2.e of the Zoning Code.

However, future deck improvements shall be reviewed on a case-by-case basis to ensure privacy impacts to adjacent properties are addressed.

  
\_\_\_\_\_  
Kimberly Brandt, AICP  
Director



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
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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

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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.



BIG CANYON AMENDMENT NO. 4  
CITY OF NEWPORT BEACH  
JANUARY 1981

**THE IRVINE COMPANY**  
PLANNED COMMUNITY DISTRICT REGULATIONS

Amendment No. 554, adopted January 26, 1981







Amendment No. 589, adopted June 9, 1993

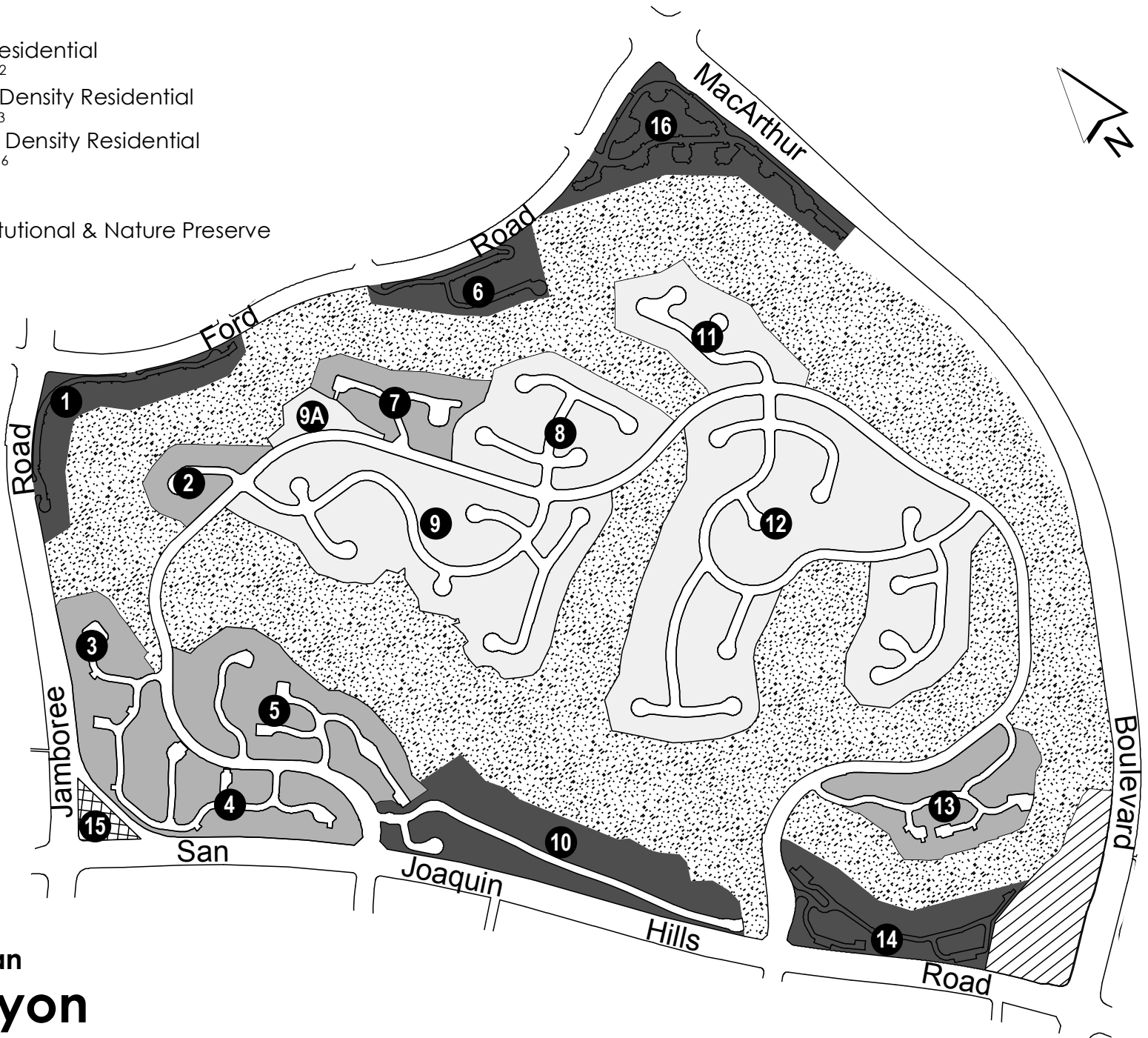
Amendment No. 603, adopted March 26, 1984

Amendment No. 651, adopted August 24, 1987

Planned Community Text Amendment No. 2003-001, adopted October 26, 2004

Planned Community Development Plan No. 2007-005, adopted February 10, 2009

-  Low Density Residential  
Areas 8, 9, 9A, 11, 12
-  Low Medium Density Residential  
Areas 2, 3, 4, 5, 7, 13
-  Medium High Density Residential  
Areas 1, 6, 10, 14, 16
-  Commercial  
Area 15
-  Religious Institutional & Nature Preserve
-  Golf Course



Land Use Plan  
**Big Canyon**  
 Planned Community

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## **INTRODUCTION**

The Big Canyon PC (Planned Community) District for the City of Newport Beach has been developed in accordance with the proposals of the Irvine Ranch Southern Sector General Land Use Plan. The area is considered most appropriate for residential development.

The purpose of this PC (Planned Community) District is to provide a method whereby property may be classified and used for residential development, utilizing a variety of housing types and densities, and other community facilities compatible therewith. The specifications of this district are intended to provide flexibility for both the land use and development standards in planned building groups.

Except as expressly stated within the text of this PC (Planned Community) Ordinance, all applicable provisions and requirements of the City of Newport Beach Zoning Law shall apply.

SECTION I. STATISTICAL ANALYSIS

BIG CANYON RESIDENTIAL

<u>Type</u>	<u>Area</u>	<u>Acres<sup>1</sup></u>	<u>Gross<sup>2</sup> Acres</u>	<u>Maximum Type DU/Ac</u>	<u>DU<sup>3</sup></u>	<u>Per/DU</u>	<u>Population</u>	
Low Density	8, 9 & 9A	45.4	2.2	102	3.6	3.6	364	
	11	8.8		3.0	25			90
	12	<u>57.5</u>		2.5	<u>117</u>			<u>421</u>
<b>SUBTOTAL</b>		111.7			244		875	
Low Medium Density	2	5.8		3.0	17	3.0	51	
	3 & 4	20.8		4.0	78	3.0	234	
	5	16.8		4.0	61	3.0	183	
	7	7.7		4.0	26	3.0	78	
	13	<u>10.6</u>		4.5	<u>43</u>	3.0	<u>129</u>	
<b>SUBTOTAL</b>		61.7			225		675	
Medium High	1	7.11	0.0	11.0	83	2.5	208	
	6	5.2	7.0	10.0	61	2.5	153	
	10	18.9	22.5	4.2	80	2.0	160	
	14	9.4	10.5	7.0	74	2.0	148	
	16	<u>11.3</u>	<u>15.2</u>	10.0	<u>80</u>	2.0	<u>160</u>	
<b>SUBTOTAL</b>		51.9	65.2		378		829	

<sup>1</sup> Unless otherwise noted acreage established by existing subdivision maps, parcel maps or other recorded data.

<sup>2</sup> Gross acreage includes the individual lots, any interior streets within the area, and one-half (1/2) of, or thirty (30) feet of (whichever is lesser), the width of any perimeter street or adjacent open space.

<sup>3</sup> Unless otherwise noted DU's represent actual construction.

<sup>4</sup> Based on maximum number of DU's per GPA 79-1, adopted December 10, 1979.

<sup>5</sup> Based on maximum density permitted by GPA 81-2, adopted May 9, 1983, which is 10 DU's per buildable acre. Density of Area 16 is 9.3 DU's per buildable acre.

SUPPORT FACILITIES

<u>Type</u>	<u>Area</u>	<u>Acres</u>	<u>DU</u> <sup>1</sup>	<u>Per/DU</u>	<u>Population</u>
Golf Course		143.0	1	3.6	4
Open Space (Hazard Areas)		17.0			
Clubhouse		5.0			
Commercial	15	1.5			
Road		14.0			
Maintenance		<u>2.0</u>			—
SUBTOTAL		182.5			
GRAND TOTAL		407.8	848		2,383

<sup>1</sup>residence permitted for general manager of golf course.

## SECTION II. GENERAL

An estimated maximum population of 2,735 persons is anticipated in the total area. This figure has been used for estimating community facilities.

### Schools

It is anticipated that less than one-half (1/2) an elementary school would be generated by the development of this community. Therefore, existing school facilities in the Eastbluff and Upper Harbor View Hills areas will be capable of accommodating children from the Big Canyon area.

### Recreation

Private recreational facilities are proposed to meet the needs of the residents of the Big Canyon Community. Approximately 145 acres will be devoted to a private golf course. A five (5) acre clubhouse facility is provided in addition to the golf course.

Private recreation facilities will be developed as a part of each attached unit and apartment complex to meet the needs of persons living in these areas. Design of said recreation elements are subject to the review and approval of the Director of Parks, Beaches and Recreation.

Although it is anticipated that some recreational requirements of residents of detached single family dwellings will be provided on-site (minimum lot size will be 8,000 feet), additional area for the free play activities will still be necessary. A maximum population of 875 persons will be generated by development of single family dwellings in Areas 8, 9, 11 and 12 of the Precise Land Use Plan for the community. Utilizing the City of Newport Beach Recreation Standards, it is proposed that a minimum combined total of four (4) acres of private open turf area be provided for the aforementioned locations and that no such open, green area be less than two (2) acres in size. The recreation area (or areas) shall be of an adequate topographic and physical configuration as to be usable for open play, and shall be maintained by the community associations. Development of the recreation area (or areas) shall be subject to the review and approval of the Director of Parks, Beaches and Recreation.

In addition to on-site recreational facilities, nearby public park area in Eastbluff, Upper Harbor View Hills and the proposed Big Canyon Regional Park, is available to satisfy additional needs for the community. To facilitate pedestrian access by residents to those recreational amenities, a pedestrian access to Ford Road shall be provided.

Development of the pedestrian access to Ford Road shall be subject to the review and approval of the Director of Parks, Beaches and Recreation and the Planning Director.

### Commercial

A service station site is proposed for Area 15. Ancillary commercial activities located at and associated with the golf course clubhouse are also proposed.

## Master Circulation Element

Although the Precise Land Use Plan contained in this document indicates a general plan of vehicular circulation, additional access from the interior loop street may be required upon review of traffic conditions and volumes by the city at such time as more precise information is available.

### SECTION III. DEFINITIONS

The following definitions refer to the permitted uses described in the Development Standards contained in this Ordinance.

1. Cluster 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 average for the district but the density of the overall development meets the required standard.

2. Conventional Subdivision on a Planned Community Concept

A conventional subdivision of detached dwellings and their accessory structures on individual lots where the lot size may be less than the required average 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.

## SECTION IV. LOW DENSITY RESIDENTIAL AREAS 8, 9, 9A, 11, 12

This area is intended to provide primarily for large lot, detached single family residential housing and related community facilities.

### A. Permitted Uses

1. Single family dwellings.
2. Parks, playgrounds, recreation or open space and green areas, riding, hiking paths, bicycle trails and related facilities of a non-commercial nature.
3. Accessory buildings, structures and uses where related and incidental to a permitted use.
4. One (1) on-site, unlighted sign not exceeding two (2) square feet in area to advertise the lease, rental or sale of the property upon which it is located. Such sign may show only the name, address and telephone number of the owner, but shall not show the name, address, telephone number of any other description or identification of any person, firm or corporation other than the owner of said property.
5. Golf course and appurtenant structures and facilities planned as a part of the planned community which are to be constructed in the immediate future, subject to the design criteria contained in the addendum of this ordinance.

### B. Minimum Lot Size

A minimum lot size of 8,000 square feet shall be provided for each dwelling unit in Areas 8, 9, 11 and 12.

### C. Building Height

Maximum height for all buildings shall be thirty-two (32) feet. Building height shall also be limited by provisions of the Newport Beach Building Code.

### D. Setback from Street

The following minimum setbacks shall apply to all structures (not to include garden walls or fences) abutting street. Said setbacks are to be measured from the ultimate right-of-way line.

However, the Planning Director may, upon submittal of a tentative subdivision map, review said map in view of setbacks listed in this ordinance and/or sound planning principles and shall either approve, modify, disapprove the setbacks shown, or refer the matter to the Planning Commission for a determination. In the case of modification or disapproval, the applicant may appeal to the Planning Commission for further consideration.

<u>Street Designation</u>	<u>Setback from Ultimate Right-of-Way Line</u>
Loop Collector	20'
Local Street	10'

Garage and carports shall conform to the building setback requirements above except that when the garage or carport faces the access street, a setback not less than twenty (20) feet shall be observed. Said setback shall be measured from back of curb or in the event sidewalks are constructed, from back of sidewalk.

E. Setbacks from Other Property Lines

All setbacks listed under this section refer to all property lines not affected by the requirements of Section D above. The minimum setbacks shall be:

Rear or Front Yard

Fifteen (15) feet. However, the Director of Community Development may, upon submittal of a tentative subdivision map, review said map in view of setbacks listed in this ordinance and/or sound planning principles and shall either approve, modify, disapprove the setbacks shown, or refer the matter to the Planning Commission for a determination. In the case of modification or disapproval, the applicant may appeal to the Planning Commission for further consideration.

Side Yard

Five (5) feet. The above standards shall be required except that structures which abut a plaza, park, mall or other permanent open green space may abut the common property line and have openings onto such open space.

Dwellings may orient toward the streetside property line or the opposite property line in order to take advantage of view conditions.

F. Lot Area Coverage

For aggregate building coverage, the maximum shall be 50 percent of any lot. For the purpose of this ordinance, coverage shall include all areas under roof but shall not include trellis areas.

G. Fences, Hedges and Walls

Fences shall be limited to a maximum height of eight (8) feet. Said fences are allowed in all setback areas, except the area within ten (10) feet of the front or streetside property line, where they shall be limited to three (3) feet. Wing walls, where an extension of a residential or accessory structure, may be eight (8) feet in height. At street intersections, no such appurtenance shall exceed thirty (30) inches in height above street pavement grade within the



triangle bounded by the right-of-way lines and a connecting line drawn between points thirty (30) feet distant from the intersection of the right-of-way lines prolonged.

H. 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 within three (3) feet of the side or rear property line. In side yards, the maximum height shall be eight (8) feet. These areas shall not be considered in calculating lot area coverage; however, trellis areas shall not exceed 20 percent of the remaining open space of a developed lot.

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.

I. Parking

Parking for residential uses in Areas 8, 9, 11 and 12 shall be in the form of not less than two (2) garage spaces per family unit.

Parking for residential use in Area 9A shall be in the form of not less than six (6) parking spaces per family unit including two (2) garage spaces.

Area 9A shall include a vehicular turn-around on-site approved by the City's Traffic Engineer.

J. Architectural Features

Architectural features, limited to cornices or eaves, may extend two and one-half (2 1/2) feet into any front, side or rear yard setback.

K. Area 9A Site Plan Review

Site Plan Review in accordance with Chapter 20.92 of the Zoning Code is required prior to building permit issuance unless the property is annexed into a Home Owners Association (HOA) within the Big Canyon Planned Community and the project is approved by the HOA's architectural design committee.

## SECTION V. LOW MEDIUM DENSITY RESIDENTIAL AREAS 2, 3, 4, 5, 7, 13

These areas are intended to provide primarily for attached single family housing and related community facilities.

### A. Permitted uses

1. All uses listed in Section IV, sub-paragraph 1, Low Density Residential, subject to the design standards listed in that section.
2. Conventional subdivisions on a Planned Community concept.
3. Cluster unit developments, as defined in Section III, Definitions.

### B. Minimum Lot Area

#### 1. Cluster or Attached Units

To determine density, a minimum lot area of 2,400 square feet shall be provided for each dwelling unit in Areas 2, 3, 4, 5, 7 and 13 developed under the cluster or attached unit concept. However, an average area per dwelling of 4,000 square feet shall be provided. For the purpose of this ordinance, average area per dwelling shall mean the average of all developed areas (to include parks, recreational and permanent open space, except the golf course area) exclusive of areas designated as streets divided by the total number of dwelling units.

#### 2. Conventional Subdivisions Under a Planned Community Concept

To determine density, a minimum lot area of 5,000 square feet shall be provided for each dwelling unit in Areas 2, 3, 4, 5, 7 and 13 developed under the Planned Community Concept. However, an average area per dwelling of 7,000 square feet shall be provided. For the purpose of this ordinance, average area per dwelling shall mean the average of all developed areas (to include parks, recreational and permanent open space except the golf course area) exclusive of areas designated as streets divided by the total number of dwelling units.

### C. Building Height

Maximum height for all buildings shall be thirty-two (32) feet. Building height shall also be limited by provisions of the Newport Beach Building Code.

### D. Setback from Streets

The following minimum setbacks shall apply to all structures (not to include garden walls or fences) abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

However, the Planning Director may, upon submittal of a tentative subdivision map, review said map in view of setbacks listed in this ordinance and/or sound planning principles and shall either approve, modify, disapprove the setbacks shown, or refer the matter to the Planning Commission for a determination. In the case of modification or disapproval, the applicant may appeal to the Planning Commission for further consideration.

<u>Street Designation</u>	<u>Setback from Ultimate Right-Of-Way Line</u>
Primary Arterial	20'
Loop Collector	20'
Local Street	10'

Garage and carports shall conform to the building setback requirements above except that when the garage or carport faces the access street, a setback of five (5) feet may be permitted. However, if said appurtenances are to be set back a distance exceeding the allowed five (5) feet, a minimum setback of twenty (20) feet must be provided.

E. Setbacks from Other Property Lines

All setbacks listed under this section refer to all property lines not affected by the requirements of section D above. The minimum setback shall be:

Rear or Front Yard

Fifteen (15) feet. However, the Director of Community Development may, upon submittal of a tentative subdivision map, review said map in view of setbacks listed in this Ordinance and/or sound planning principles and shall either approve, modify, disapprove the setbacks shown, or refer the matter to the Planning Commission for a determination. In the case of modification or disapproval, the applicant may appeal to the Planning Commission for further consideration.

Side Yard

Five (5) feet, provided that a minimum of ten (10) feet is provided between a structure on the immediately adjacent lot.

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

- a. Structures which abut a plaza, park, mall or other permanent open green space may abut the common property line and have openings onto such appurtenances.
- b. 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.
- c. 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.

Dwellings may orient toward the street side property line or the opposite property line in order to take advantage of view conditions.

F. Lot Area Coverage

For aggregate building coverage in cluster, attached unit and conventional subdivisions on a planned community concept, the maximum shall be 100 percent of any lot, less the required setbacks. For the purpose of this Ordinance, coverage shall include all areas under roof but shall not include trellis areas.

G. Fences, Hedges and Walls

Fences shall be limited to a maximum height of eight (8) feet. Said fences are allowed in all setback areas, except for the area within ten (10) feet of the front property line, where they shall be limited to three (3) feet. Wing walls, where an extension of a residential or accessory structure, may be eight (8) feet in height. At street intersections no such appurtenance shall exceed thirty (30) inches in height above street pavement grade within the triangle bounded by the right-of-way lines and a connecting line drawn between points thirty (30) feet distant from the intersection of the right-of-way lines prolonged.

H. 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 within three (3) feet of the side or rear property line. In side yards, the maximum height shall be eight (8) 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.

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.

I. Parking

Parking for residential uses in Areas 2, 3, 4, 5, 7 and 13 shall be in the form of not less than two (2) garage spaces per family unit. In addition, cluster, attached unit, and planned community concept developments shall provide one (1) additional space per unit for guest parking. This requirement shall be in addition to parking provided on adjacent local street.

J. Architectural Features

Architectural features, limited to cornices and eaves, may extend two and one-half (2 1/2) feet into any front, side or rear yard setback.

SECTION VI. MEDIUM HIGH DENSITY RESIDENTIAL AREAS 1, 6, 10, 14, 16

This area is intended to provide for multiple family residential housing and related community facilities.

A. Permitted Uses

1. All uses listed in Section IV, Sub-paragraph 1, Low Density Residential, and Section V, Sub-paragraph 2 and 3, Low Medium Density, Medium Density Residential, subject to the design standards listed in those sections.
2. Apartments, condominiums, subject to the design standards listed in parts B through H of this section.

B. Building Height Limit

To determine site density, a minimum average area of 1,500 square feet shall be provided for each dwelling unit in Areas 1, 6, 10, 14, and 16. For the purpose of this Ordinance, average area per dwelling shall mean the average of all developed areas on site (to include parks, recreational and permanent open space) exclusive of areas designated as streets divided by the total number of dwelling units.

C. Building Height Limit

Maximum height for all buildings shall be thirty-five (35) feet in Area 10 and thirty-two (32) feet in Areas 1, 6, 14 and 16. Building height shall also be limited by provisions of the Newport Beach Building Code.

D. Setback from Streets

The following minimum setbacks shall apply to all structures (not to include garden walls or fences) abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

<u>Street Designation</u>	<u>Setback from Ultimate Right-Of-Way Line</u>
Primary Arterial	20'
Loop Collector	20'
Local Street	10'

For area 10, all structures (except garages) shall maintain a front yard setback of fifteen (15) feet. Garages with side access shall maintain a minimum front yard setback of ten (10) feet measured from the front property line. Garages with direct access shall be set back from five (5) to seven (7) feet average or a minimum average of twenty (20) feet measured from the front property line (i.e. back of sidewalk).

For Area 16, setbacks from Primary Arterials (MacArthur and Ford Road) shall be as set forth above. Setbacks from private and driveways internal to the project shall be established in the review of the tentative tract map.

E. Setbacks from Other Property Lines

All setbacks listed under this section refer to property lines not affected by the requirements of Section D above. The minimum setback shall be give (5) feet, except there shall be at least ten (10) feet between structures shall be closer than ten (10) feet to any other dwelling or main residential structure on the same lot.

For Area 10, side yard setbacks for residential structures shall be ten (10) feet measured from the side property line, except that garages may have a side yard setbacks of five (5) feet on one side of the lot. Rear yard setbacks for all structures in Area 10 shall be ten (10) feet measured from top of slope.

Structures which abut a park, mall, greenbelt or other permanent open space may abut the common property line.

F. Parking

Parking for apartment uses in Areas 1, 6, 10, 14 and 16 shall be in the form of not less than two (2) off-street parking spaces, one (1) of which must be covered, for each family unit.

G. Site Area Coverage

The maximum site coverage permitted shall be 75 percent of the net site area. For the purpose of this Ordinance, site coverage shall mean to include all on-site developed areas (including driveways, parking areas, garages, patios and dwellings) exclusive of on-site open areas or recreational facilities.

H. Signs

One (1) ground sign per street frontage shall be allowed. Said sign shall not exceed a height of four (4) feet nor an area of thirty-five (35) square feet, single faced. Said sign may be internally lighted only and may list only the name of the apartment or apartment complex. Signs for Area 16 may be internally or externally lighted.

SECTION VII. GOLF COURSE

The following regulations shall apply to the development of the golf course and related structures and appurtenances.

A. Permitted Uses

- 1. Golf course, tennis courts, practice golf range, clubhouse and ancillary uses and related facilities accessory to any of the aforementioned permitted uses.
- 2. One residence for the general manager of the golf course, subject to the securing of a use permit.
- 3. Future facility signs, identifying facilities planned as a part of the planned community which are to be constructed in the immediate future, subject to the design criteria contained in the addendum of this Ordinance.

B. Building Height Limit

Maximum height for all buildings shall be fifty (50) feet. Building height shall also be limited by provisions of the Newport Beach Building Code.

C. Setback from Streets

The following setbacks shall apply to all structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

<u>Street Designation</u>	<u>Setback from Ultimate Right-Of-Way Line</u>
Loop Collector	20'

D. Setbacks from Other Property

Permitted facilities listed herein may abut permanent open green spaces, parks, plazas. Structures may abut the common property line and have openings onto such areas.

E. Parking

The number of on-site parking spaces to serve the golf course, clubhouse and other related facilities shall be subject to the review and approval of the Planning Director.

Parking for allowed land uses shall be provided at such time as each individual facility or activity is developed and in use.

In addition to the number of off-street parking spaces provided for customer or "user" personnel, one (1) on-site space per employee shall also be required. All parking spaces shall conform to the design standards as adopted by the City of Newport Beach.



SECTION VIII. COMMERCIAL, AREA 15

This area is intended solely for the development of a service station site.

A. Uses Permitted

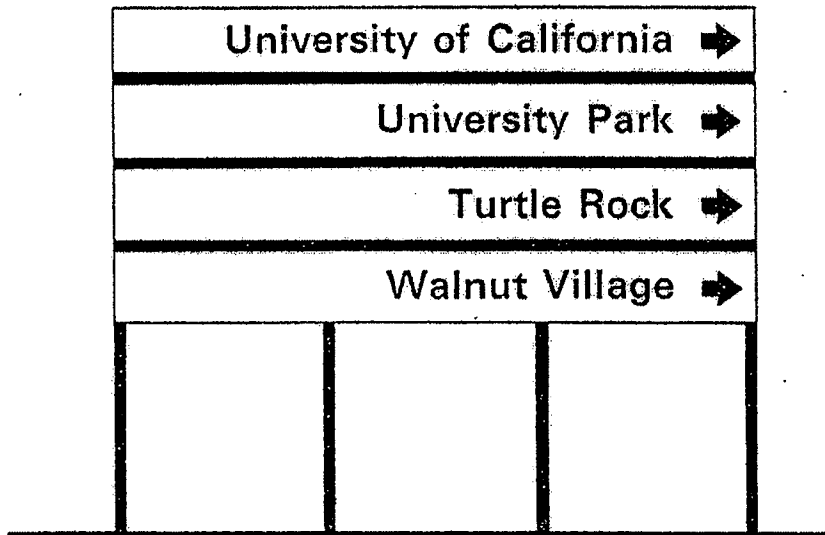
Service station, subject to the submittal and approval of a Conditional Use Permit.

## SECTION IX. SIGNS

The following material represents the sign program for The Irvine Company. It is the product of extensive technical research encompassing the psychological and physical characteristics of the visual communicative arts. It is an endeavor to both identify and provide for the primary functions of any sign program; that of product identification; providing data about the product; and informing prospective buyers how and where to purchase that product.

The manual 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.

The number and location of signs proposed within the scope of the following sign program shall be subject to the review and approval of the Planning Director of the City of Newport Beach.



**SIGN TYPE (A)**

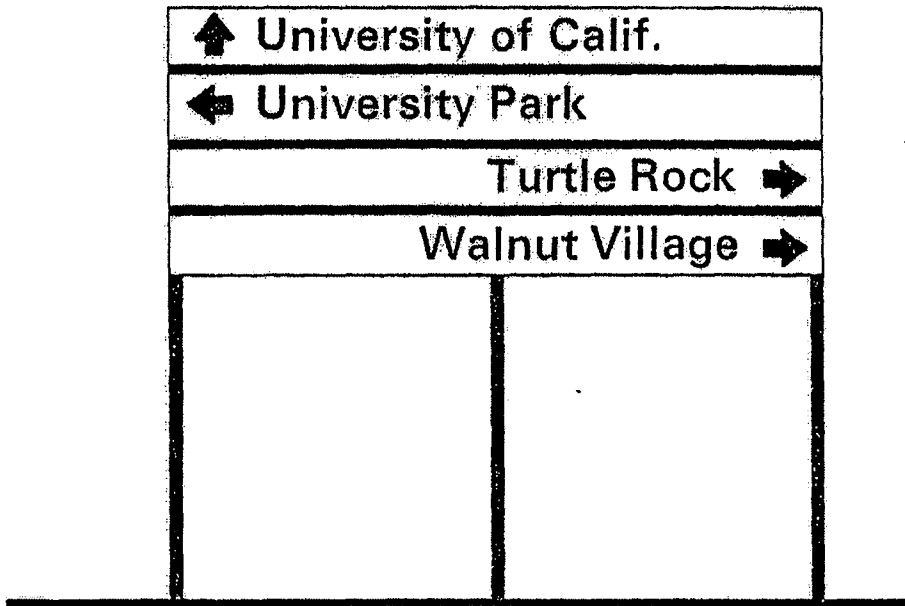
**FREEWAY "PLANNED COMMUNITY" TRAVEL DIRECTIONAL SIGN:** A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.

**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 1320 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)**

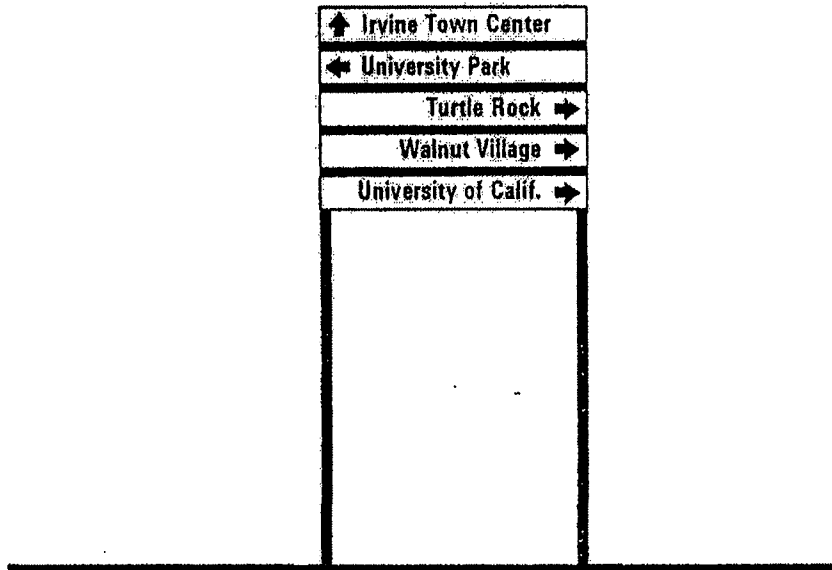
**HIGHWAY "PLANNED COMMUNITY" TRAVEL DIRECTIONAL SIGN:** A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.

**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 1320 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)**

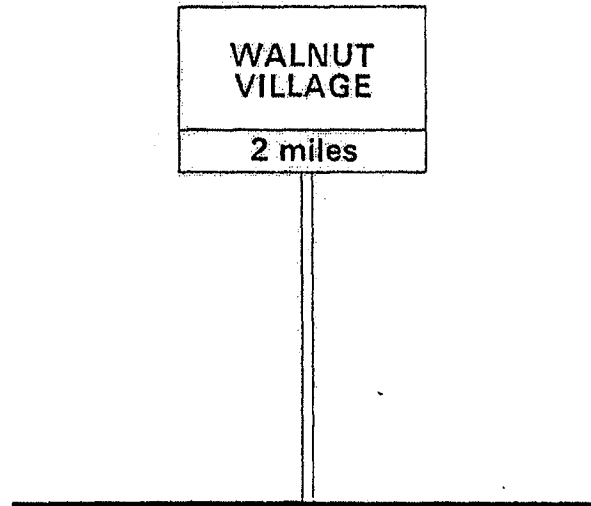
**INTERSECTION DIRECTIONAL SIGN:** A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.

**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)**

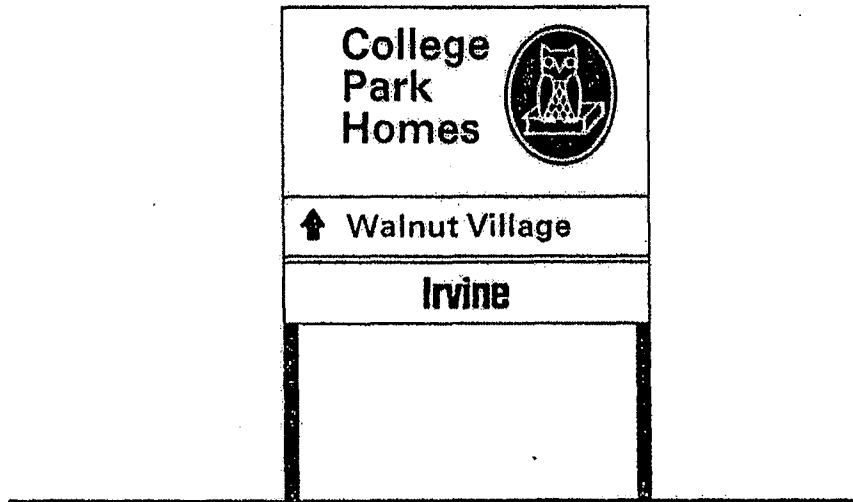
**REASSURANCE SIGN:** A sign designed to reassure motorists of their direction of travel and distance to Irvine planned communities and points of major interest.

**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**

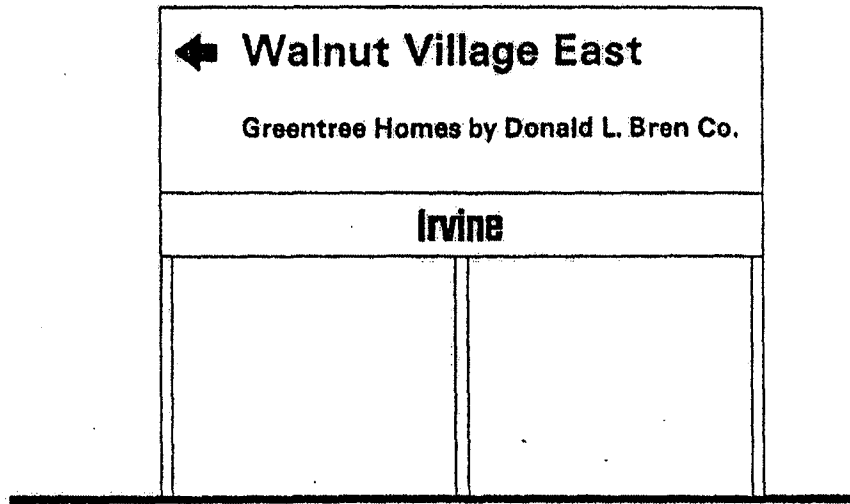
**SIGN:** A sign which informs the viewer of the name of the planned community he is approaching and the direction of travel to enter that residential community and the name/s of the developer/s who are currently building and/or marketing homes in that community.

**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 who are currently building and/or marketing homes in that community or the name or names 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 an Irvine 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 an 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 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.

**LONGEVITY:** 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).

## SECTION X. RELIGIOUS INSTITUTIONAL AND NATURE PRESERVE

This area is intended to provide a site for religious institutional uses and a nature preserve within the site which is located at the northwest corner of MacArthur Boulevard and San Joaquin Hills Road. The institutional and nature preserve areas are depicted in the attached land use map.

### A. Permitted Uses

1. Religious institutional area: Subject to first securing a Use Permit from the Planning Commission, a church sanctuary and related accessory buildings and structures including administration buildings, ministry buildings, fellowship buildings, nature center, preschool or day care facilities and parking areas uses.
2. Nature preserve area: Nature center subject to a Use Permit and passive open space.

### B. Minimum Lot Size

All lots shall be a minimum of 7 acres.

### C. Building Area

Total gross floor area shall not exceed 34,000 square feet.

### D. Building Height

The maximum height for all buildings except the main sanctuary shall be thirty-two (32) feet as measured from the finish floor to the midpoint of a sloping roof, to the top of a parapet wall or to the top of a flat roof. Basements or partial basements are not included in the height measurement. The main sanctuary may exceed thirty-two (32) feet provided a Use Permit is first obtained.

### E. Setback from Street

Structures shall be set back a minimum of one-hundred-twenty (120) feet from the back of the curb existing at both San Joaquin Hills Road and MacArthur Boulevard. This setback shall not apply to garden walls, retaining walls or fences. Parking areas shall be set back a minimum of forty-eight (48) feet and the parking area setback shall be landscaped.

### F. Setback from other property lines

Structures and parking facilities shall be set back from all other property lines a minimum of ten (10) feet.

### G. Building Lot Coverage

Buildings shall not cover the lot in excess of eleven percent (11%). Coverage shall include all areas within enclosed interior spaces and shall not include areas under overhangs, eaves or open trellis areas.

#### H. Fences and Site Walls

Fences and site walls shall be limited to a maximum height of eight (8) feet from finished grade. Fences and site walls are allowed in all setback areas, except that fences and walls within street setback areas shall be limited to three and one-half (3½) feet.

#### I. Trellises and Shade Structures

Open trellis, overhangs and shade structures shall be of open beam construction and shall be permitted to attach to buildings or can be freestanding. These elements may extend within three (3) feet of the side or rear property line. In rear or side yards, the maximum height shall be twelve (12) feet. These areas shall not be considered in calculating lot area coverage; however, the total area of open trellises, overhangs and shade structures shall not exceed 5 percent of the remaining open space of the developed lot.

#### J. Parking

Parking shall be not less than that required by the Zoning Code. All required parking shall be provided on site and the layout and design shall be subject to the review and approval of the Traffic Engineer. Parking for the disabled shall be provided in accordance with the California Building Code as adopted by the City of Newport Beach.

#### K. Architectural Features

Architectural features, limited to cornices or eaves, may extend two and one-half (2-1/2) feet into any setback area.

#### L. Signage

A maximum of three (3) monument signs for site identification purposes only may be permitted and the signs may be located within the street setback provided that they do not impede vehicular sight distance. One sign may be located near the intersection of MacArthur Boulevard and San Joaquin Hills Road. One sign may be located near each of the two proposed vehicular access location. On-site directional signs and building identification signs may be permitted within the project site. A sign program shall be reviewed and approved by the Planning Director prior to the issuance of a building permit.”

## AMENDMENTS

Delete reference to two- and three-story height limits for residential construction; change residential height limit from thirty-five feet to thirty-two feet, except for Area 10 which remains at thirty-five feet; reduce permitted number of DU's in Area 10 from 339 to 80. (Amendment No. 554, adopted January 26, 1981.)

Amend permitted uses for golf course to allow general manager's residence. (Amendment No. 589, adopted June 9, 1983.)

Designate Area 16 for medium high density residential use. (Amendment No. 603, adopted March 26, 1984.)

Amend yard setback standards for Area 10. (Amendment No. 651, adopted August 24, 1987.)

Add SECTION X. Religious Institutional and Nature Preserve (Planned Community Text Amendment No. 2003-001, adopted October 26, 2004)

Amend the Big Canyon Planned Community (PC) to change the land use for the 1.9 acre parcel from "Golf Course" to "Low Density Residential" and modify the appropriate text and PC Land Use Map. The proposed 1.9 acre subdivision will create a large lot for one residential dwelling and a new planning area 9A.. (Planned Community Text Amendment No. 2007-005 , adopted February 10, 2009)