

12-8-70/K FILE

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ON 12-7-70

PLANNED COMMUNITY DISTRICT
ORDINANCE
VERSAILLES ON THE BLUFFS AT NEWPORT

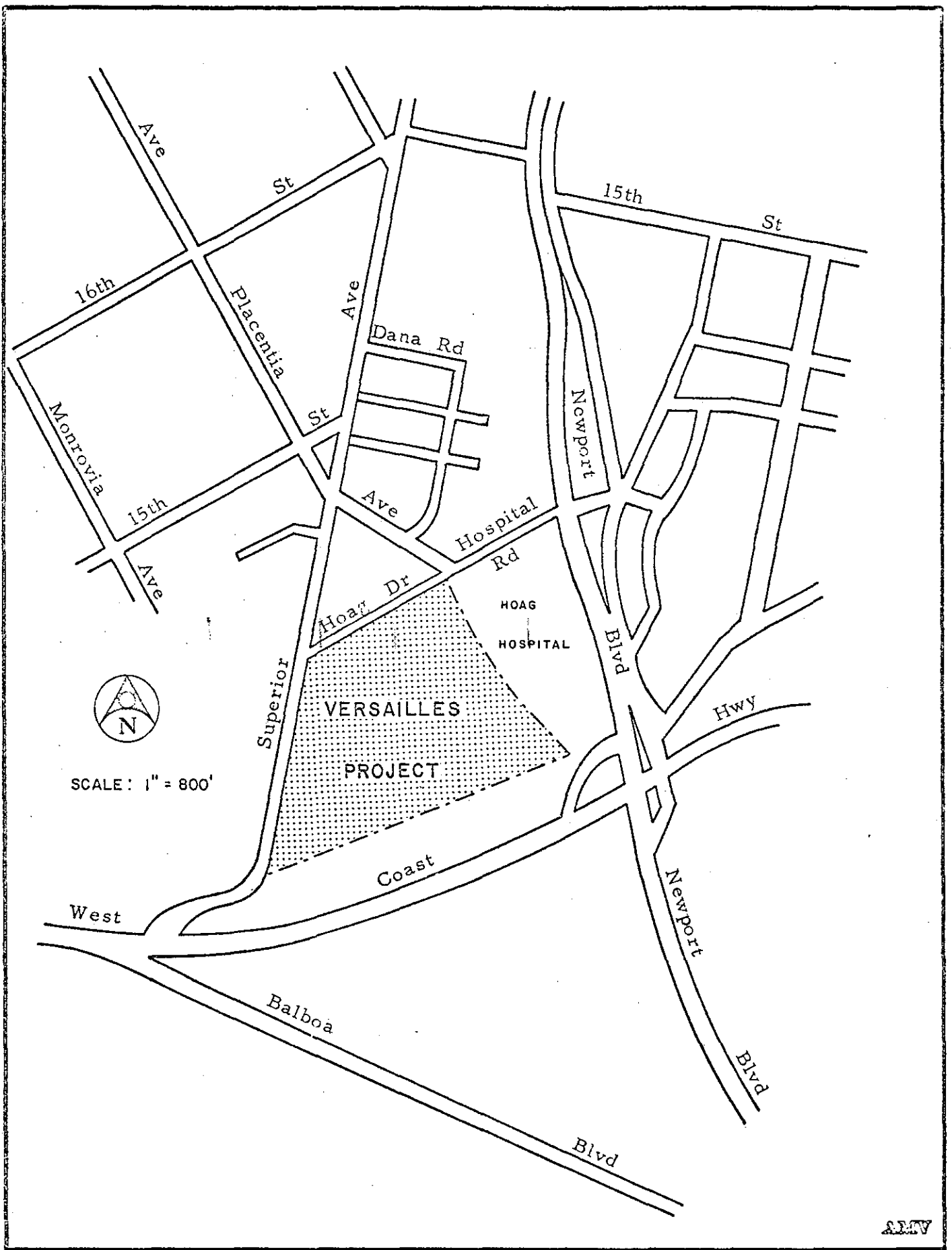
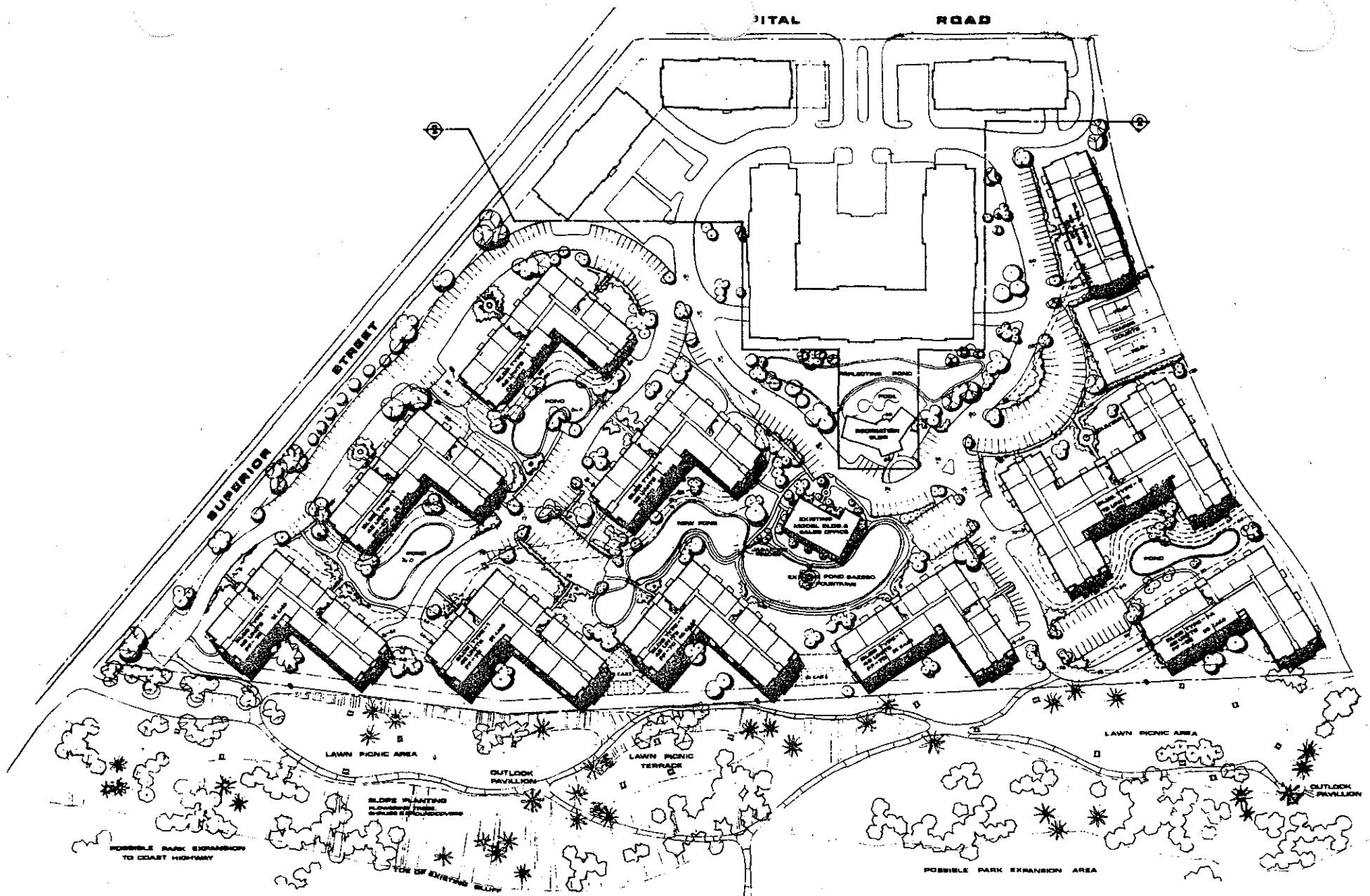


FIGURE 1. VICINITY AND EXISTING ROAD NETWORK MAP

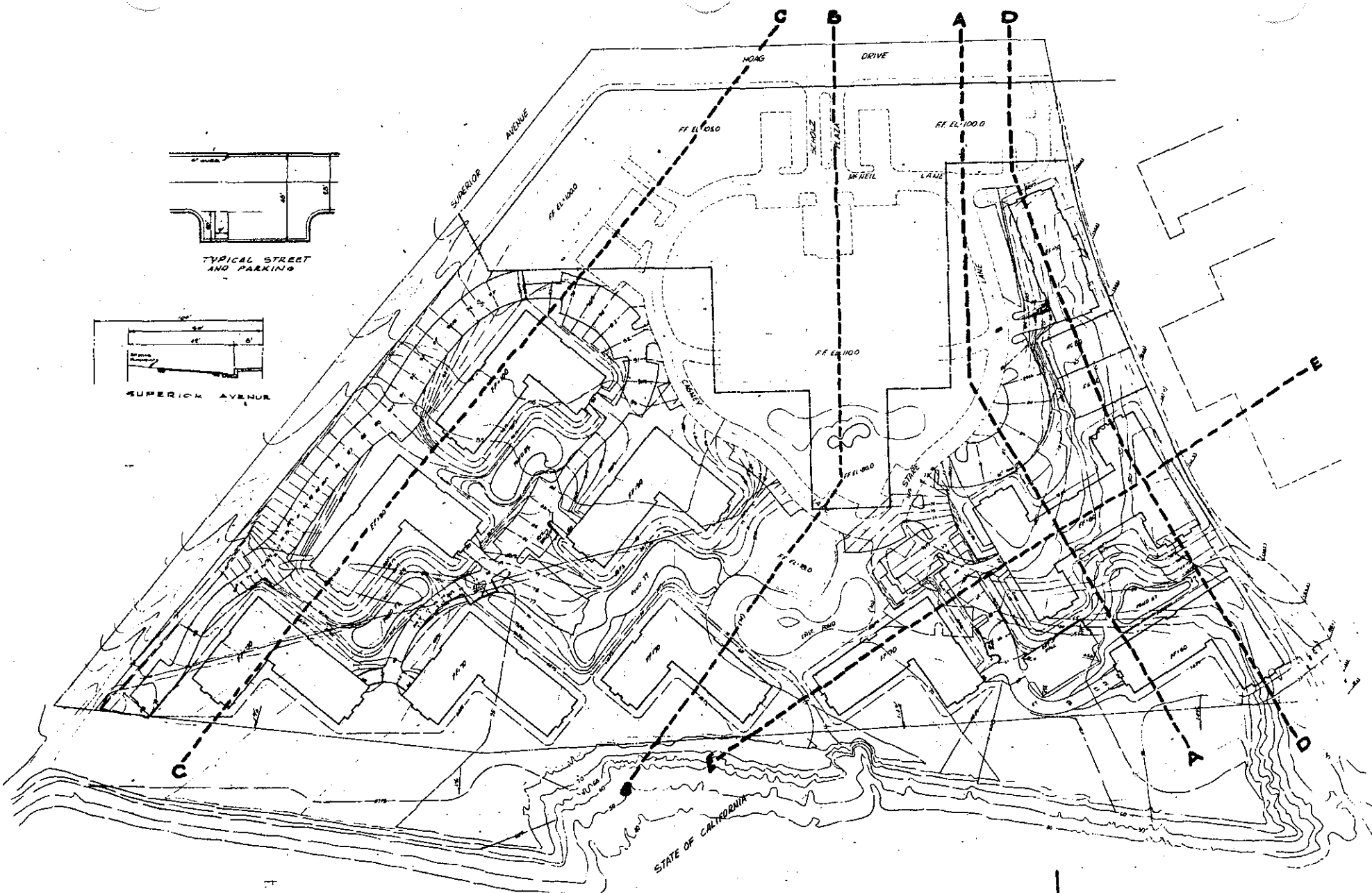
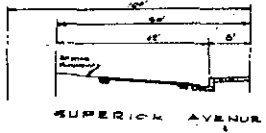
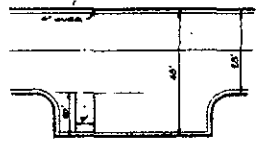


VERSAILLES ON THE BLUFFS
 DONALD J. SCHOLZ & CO. SYLVANIA, OHIO

PHASE 2 - SUMMARY

NO. OF TYPE BLDGS AT 40 UNITS	40 UNITS
NO. TYPE BLDGS AT 20 UNITS	20 UNITS
NO. TYPE BLDGS AT 10 UNITS	10 UNITS
TOTAL	70 UNITS
UNDEVELOPED LOTS	20 LOTS
TOTAL	90 LOTS





**GRADING PLAN
VERSAILLES ON THE BLUFFS**

CONTENTS

	<u>Page No.</u>
<u>INTRODUCTION</u>	iii
<u>SECTION I, DWELLING UNITS</u>	2
<u>SECTION II, DEFINITIONS</u>	
A. NET ACRE	2
B. YARD	2
<u>SECTION III, DEVELOPMENT STANDARDS, AREAS 1 AND 2</u>	2
A. USES PERMITTED	2
B. BUILDING HEIGHT LIMIT	3
C. BUILDING LOCATIONS	3
D. SETBACKS	4
E. REQUIREMENTS FOR BUILDING SITE COVERAGE	5
F. ARCHITECTURAL FEATURES	5
G. PARKING	5
H. STREETS	6
I. PRIVATE RECREATION AREAS & OPEN SPACE	6
J. LANDSCAPING	7
K. SCREENING	8
L. SIGNS	8

M.	LIGHTING	9
N.	USE PERMIT	9

EXHIBITS

1. TOPOGRAPHIC MAP AND CONCEPTUAL GRADING PLAN
(AREA 1)
2. LEGAL DESCRIPTION - BOUNDARY SURVEY MAP (ALL
PROPERTY AFFECTED)
3. PRELIMINARY LANDSCAPE CONCEPT PLAN AND
PRELIMINARY DESCRIPTION OF ARCHITECTURAL
SCHEME (SECTOR ONE)
4. DEVELOPMENT AREA MAPS SHOWING PLANS FOR
DEVELOPMENT OF SECTOR ONE WITHIN AREA 1.
5. UTILITIES MAP, AREA 1.

INTRODUCTION

The Versailles on the Bluffs at Newport Planned Community District for the City of Newport Beach has been developed in accordance with proposals of the Developer, Donald J. Scholz, and suggestions of the members of the staff of the City of Newport Beach. The area affected by this Ordinance is considered most appropriate for multi-family residential development.

The purpose of this Planned Community District is to provide a method whereby property may be classified and used for a residential garden apartment and condominium development using up to three-story buildings with underground parking, with expanded green areas.

A. Population (For Information Purposes Only)

An estimated population of 1,421 persons is anticipated if Area 1 is developed for residential uses.

It is to be noted that Area 2 may be acquired by the State of California for highway purposes and will be available for residential development only if the State clearly indicates an abandonment of its plans to acquire said area. If Area 2 is developed for residential purposes, the estimated population would be increased proportionately.

<u>Discussion of Population Estimate.</u>		(Area 1)
Construction Sector I	255 Dwelling Units	Estimated Population 563
Subsequent Construction	168 Dwelling Units	Estimated Population 370
Subsequent Construction	222 Dwelling Units	Estimated Population 488
	645	1,421

These figures are based upon estimated population of 1 person for each proposed bachelor unit, 1.5 persons for each one bedroom unit, 3 persons for each two bedroom unit, and 5 persons for each 3 bedroom unit.

The average per-unit population for Sector I is 2.2 persons, and this average was used in computing the estimated populations for subsequent construction. It should be recognized, however, that market demands may require some revisions in the number of each size of dwelling unit.

B. Schools (For Information Purposes Only)

The nature of the proposed development is such that tenants within it would have no children of elementary school age. Children of approximately age 14 and above will be allowed by the developer and it is estimated that the number of children of senior high school age will be approximately 58.

The School population estimate is based upon discussions with members of the staff of Newport Mesa Unified School District. This estimate is computed as follows:

Average of .23 children of all ages for each unit exclusive of bachelor units.	
Total Number of Units (Area 1)	645
Less: 22% representing bachelor units	<u>142</u>
	503
Maximum number of children, all ages	116
50% of that number based on restriction of children to over age 14	<u>58</u>

C. Recreation (Area 1; For Informational Purposes Only)

A minimum of 8.1 acres of private community recreation facilities, green areas, open space, etc. is contemplated within Area 1 of the Project. When completed, Sector I will contain the following:

- (1) Private community Recreational Building with Meeting Rooms, Exercise Rooms, Sauna, Kitchen, Game Areas, with approximately 5,000 square feet of building space.
- (2) Private community swimming pools; One Reflection Pool, approximately 1/2 acre in size.

TEXT OF ORDINANCE

Unless the text and exhibits of this Planned Community Ordinance provide otherwise, all applicable provisions of the requirements of the City of Newport Beach Zoning Law shall apply.

SECTION I, DWELLING UNITS

<u>Development Area</u>	<u>Gross Acres</u>	<u>Dwelling Units Per Gross Acre</u>	<u>Net * Per Acres</u>	<u>Maximum Dwelling Units Per Net Acre</u>	<u>Total Dwelling Units</u>
1	17.68	37	16.42	40	657
2	<u>10.32</u>	37	<u>9.29</u>	40	<u>371</u>
	28.00		25.71		1,028

* The standards for dwelling units per net acre shall prevail under this Ordinance.

SECTION II, DEFINITIONS

The following definitions shall apply in this Ordinance;

- A. Net Acre. The term net acre shall mean all acreage within the district less those portions thereof dedicated for public streets.
- B. Yard. The usual definition and use of "front, side and rear yard" shall not apply to this project, but minimum distances between buildings and setbacks will be provided as required by the Uniform Building Code.

SECTION III, DEVELOPMENT STANDARDS, AREAS 1 AND 2.

A. Uses Permitted

- (1) Single family dwellings
- (2) Multiple family buildings
- (3) Condominiums
- (4) Recreation or open space and green areas, reflection pool or lake, pedestrian walks and related facilities of a non-commercial nature;
- (5) Private Community Recreational Facilities and Structures provided they are not commercial in nature
 - (a) Community Centers for Civic, Cultural and Recreational activities;
 - (b) Green areas, recreation or open spaces, swimming pools, reflecting pool, lake and related facilities;
- (6) Accessory Buildings, structures and uses where related and incidental to a permitted use.

B. Building Height Limit

The maximum height for all buildings shall be limited to three floors of habitable space over one or more basement parking levels.

C. Building Locations.

The locations of buildings, walls, fences, utility buildings and parking areas may be adjusted from the approved

plan upon request of the owner of the affected property in order to accommodate minor variations in installation of adjoining buildings, rights of way, utilities or other improvements or to accommodate minor engineering variations; provided that prior to commencing construction of any such relocated facility, a map shall be submitted to the Planning Director, indicating the adjustment desired. The Planning Director shall review said map and, in view of sound planning principles, shall either approve said adjustment as submitted, or modified, or refer said matter to the Planning Commission for determination.

D. Setbacks

1. A building setback line of 20 feet shall be maintained from the exterior boundary lines of the district as follows:
 - (a) On the northerly boundary of the district:
80 feet (20 feet from the southerly right of way line for Hospital Road extended)
 - (b) On the westerly boundary of the district
(Superior Avenue center line) 70 feet (20 feet from ultimate right of way line of Superior Avenue)
 - (c) On the southerly boundary of the district:
20 feet
 - (d) On the easterly boundary of the district:
20 feet

development will be provided on-site without reliance on adjacent public streets.

H. Streets

- (1) Streets within the development area shall be private and shall be developed in accordance with the private street policy of the City.
- (2) The developer of Sector I shall acquire an easement for access, ingress, egress, maintenance of landscaping and recreation facilities, and will improve the same concurrently with the development of Sector I. The easement shall encompass the area enclosed by the exterior boundary of the perimeter private road as shown on the development plan for Section I.

I. Private Recreation Areas & Open Space

- (1) Within each development area there shall be provided private recreation area facilities, and open spaces exclusive of dedicated streets, residential buildings, landscaped slope areas, private roadways, parking areas and spaces between buildings and public streets in an amount equal to four acres thereof for each one thousand of estimated population.
- (2) Maintenance
The City of Newport Beach shall not be required to provide maintenance of recreational facilities, green belts, pools or open spaces. All private open and

recreational areas will be maintained by the developer or a private community association established by the developer.

(3) Reciprocal Rights

The developer of Sector I shall allow residents in the remainder of development area 1 the right to reciprocal access, ingress and egress and use of community recreation facilities upon payment by such residents of a proportionate share of costs of operation. This shall be accomplished by the granting of cross-easements or by such other method as may be acceptable to the City Attorney.

J. Landscaping

- (1) A plan for landscaping and watering system and schedule for installation thereof shall be prepared by a landscape architect and shall be subject to approval by the Planning Director. The landscaping and watering system shall be installed in accordance with the approved plan and shall be properly maintained. In the event installation of landscaping is not completed prior to building occupancy, the City of Newport Beach may require a reasonable guarantee for completion of said landscaping.
- (2) A minimum of ten feet (depth) of continuous landscaping shall be maintained adjacent to all dedicated

streets and rights-of-way except for access drive-ways and pedestrian walkways; Landscaping shall be maintained so as not to impede sight lines within ten feet of an intersection or access drive.

K. Screening

- (a) All swimming pools shall be fenced and screened with materials and landscaping as required for safety purposes.
- (b) All refuse collection areas shall be screened from access streets, apartments and adjacent property by complete opaque screening, or any other method approved in writing by the Planning Director.

L. Signs

Signs shall be permitted in the development areas for the purpose of identifying the project, its various buildings, streets and other facilities, and for advertising the same to the public for sale or for rent. All signs proposed shall be submitted to the Planning Director for approval. Failure or refusal of the Planning Director to approve such proposed sign or signs as submitted, or as resubmitted, shall be referred to the Planning Commission for final approval.

M. Lighting

Lighting for private streets, walks, parking lots and landscaping shall be low level with maximum height not to exceed 48 inches above adjacent finished grade. Top of fixture shall be covered sufficiently to prevent light from shining upward above horizontal. Design of fixture shall be compatible with building design. Location of fixtures shall provide sufficient illumination for safety and identification. Area lighting attached to buildings shall illuminate primarily a distance from the buildings equal to the height of the fixture. Glare from bulbs shall be avoided and light rays shall not be directed into windows or doors.

N. Use Permit

No Use Permit shall be required for development of Sector I as the same is delineated on the attached development plan; provided, however, that no additional construction or development shall be undertaken on Sector I or succeeding sectors without first obtaining a Use Permit.

EXHIBITS

1. Topographic Map and Conceptual Grading Plan (Area 1)
2. Legal Description - Boundary Survey Map (all property affected)
3. Preliminary Landscape Concept Plan and Preliminary Description of Architectural Scheme (Sector One)
4. Development Area Maps showing plans for Development of Sector One Within Area 1.
5. Utilities Map, Area 1.

ATTACHMENT TO DEVELOPMENT AREA MAP
 VERSAILLES ON THE BLUFFS AT NEWPORT
 Development Plan for Sector I

<u>Unit Types</u>	<u>Total</u>
1 Bedroom	63
2 Bedroom	120
3 Bedroom	6
Efficiency	<u>66</u>
TOTAL	255

Total Underground Parking Spaces = 282
 Total Surface Parking Spaces = 134

TOTAL PARKING 416

Ratio to dwelling units: 1.63 to 1.

Gross Acreage = 7.20 acres (313,632 square feet)

Net Acreage = 313,632 less 54,886 (dedicated streets) = 258,746 square feet

Dwelling Units Per Gross Acres = $255/7.20 = 35.32$

Building Site Coverage (including recreation building and gate house) = 91,236 square feet

Site has 1,014 square feet per unit

% Coverage = Building Area/Gross Acreage = $91,236/313,632 = 29\%$

WORKSHEET FOR SECTOR I

Gross area of Sector I, which includes easement area for recreation and open spaces is 9.04 acres.

Deduct:	Dedication of Hospital Road and Superior Avenue	1.26 acres
	Residential buildings	2.01 acres
	Streets and parking (with double-deck parking)	1.59 acres
	Area between buildings and public streets	1.45 acres
	Landscaped open slope area (For information 1-1/2:1)	<u>1.36 acres</u>
	Total deduction	6.67 acres
	Gross acres	9.04
	Less: deductions	<u>6.67</u>
	Net	<u><u>2.37</u></u>

Sector I estimated population: approximately 560
Requirement at four acres per 1,000: 2.25

2. There shall be a minimum distance of 20 feet maintained between all buildings located on any building site.
3. Structures may abut a property line provided the minimum distance between buildings is maintained as set forth above.
4. A minimum building setback of 24 feet shall be maintained from the center line of all interior streets.

E. Requirements for Building Site Coverage

Building site coverage shall not exceed fifty percent of the gross acreage within a development area.

F. Architectural Features

Architectural features such as eaves and balconies may extend six (6) feet into any required setback area, except fireplaces which may extend three (3) feet into such areas.

G. Parking

Off-street parking shall be provided as follows:

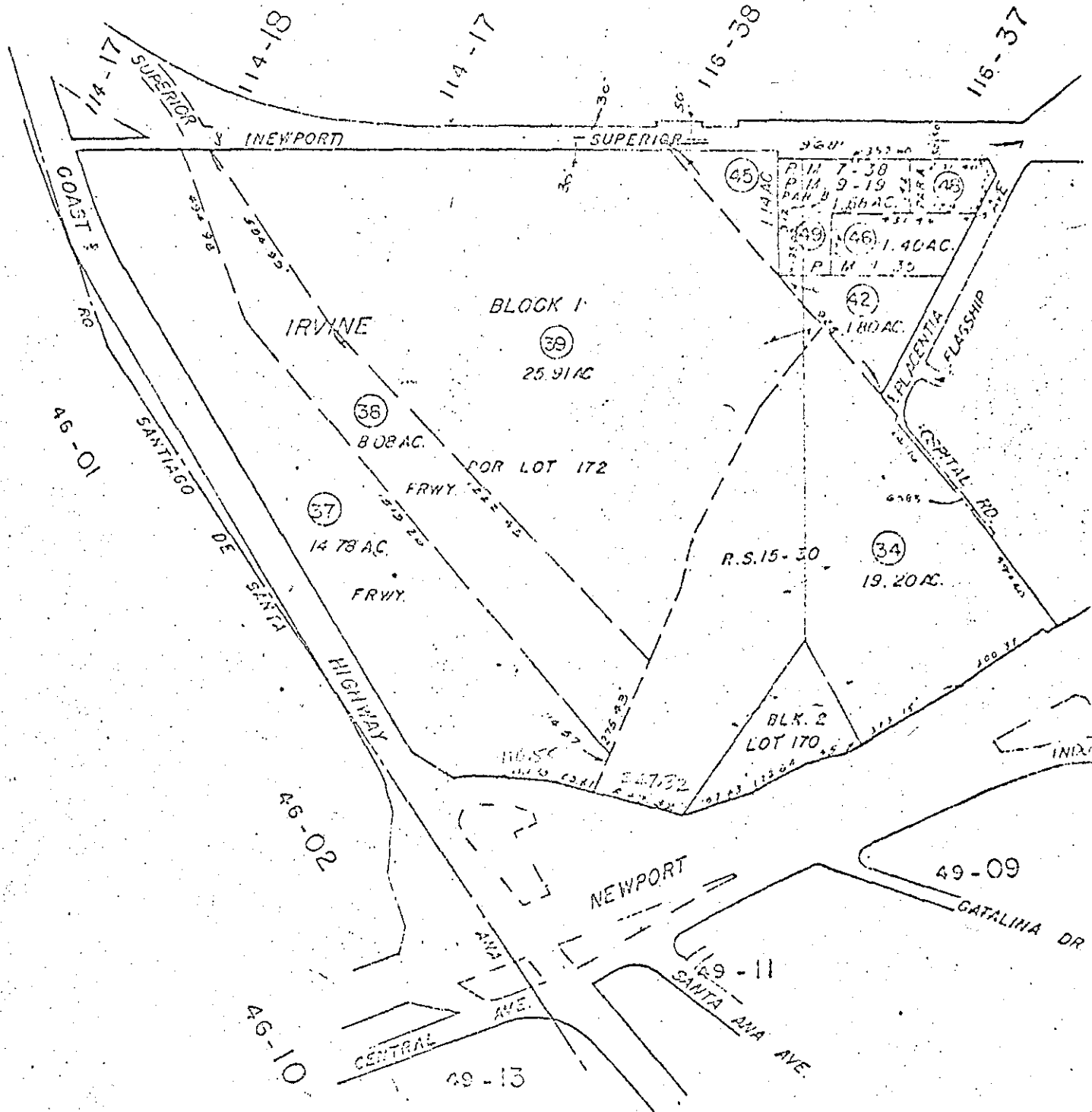
1.5 spaces for each unit up to and including one bedroom

1.75 spaces for each two-bedroom unit

2.0 spaces for each unit containing 3 or more bedrooms

A minimum of one covered parking space shall be provided for each unit. These standards may be reviewed by the Planning Commission with respect to development of succeeding sectors. It is intended that all parking for this

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IRVINE SUB.
PARCEL MAP

M.M. 1-88
9-19