



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660
(949) 644- 3209**

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.



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660
(949) 644- 3204**

Memorandum

To: Planning Division
From: Jaime Murillo, Senior Planner / Jason Van Patten, Planning Technician
Date: December 18, 2013
Re: Jasmine Creek PC – Maximum Structure Heights (PA2013-242)

The intent of this memorandum is to supplement the Jasmine Creek Planned Community Development Plan (PC-31) by clarifying the maximum ridge heights for structures on each lot within the community. Specifically, this affects ridge heights in Tract Nos. 7967, 8425, 8426, 8427, and 8428.

Issue

Although the Jasmine Creek PC Development Plan specifies the *maximum height for all buildings shall be 35 feet or 2 stories*, a condition of approval of the original subdivision map established ridge height limitations that are specific to but vary by lots.

On January 8, 1972, Tentative Map of Tract No. 7967 was approved to subdivide 84.7 acres into 379 lots for single family residences and was subject to 32 conditions of approval and two additional special requirements. One of the concerns raised by the public prior to this approval was the potential view impairment created by the Jasmine Creek development on the surrounding communities. Consequently, among the conditions imposed on the tentative tract approval, were measures to mitigate view impairment to surrounding residential uses by establishing pad elevations and ridge line elevations for each lot within the subdivision. In addition, an Environmental Impact Report (EIR/NB 72009) was certified for the development and included the ridge height limitations as a mitigation measure to address the view impairment concern.

On May 7, 1973, the City Council approved revisions to the approved Tentative Map of Tract No. 7967, resulting in a reduction in the total number of dwelling units (379 to 346) to be

developed within the community. Further, there were changes made to the lot numbering system as well as the pad and ridge line elevations.

On March 8, 1976, the City Council approved revisions to the approved Tentative Map of Tract No. 7967 to permit minor modifications to the private street system and a reduction in the total number of dwelling units (346 to 324) to be developed within the community.

Due to the size of the Jasmine Creek project, development was phased based on adherence to the conditions of approval from the original approval of Tentative Map No. 7967 and revisions thereto. Final maps for all phases were approved by the City Council as provided below:

Phase I (Tract 8425) – December 16, 1973

Phase II (Tract 8426) – March 25, 1974

Phase III (Tract 8427) – August 9, 1976

Phase IV (Tract 8428) – November 8, 1976

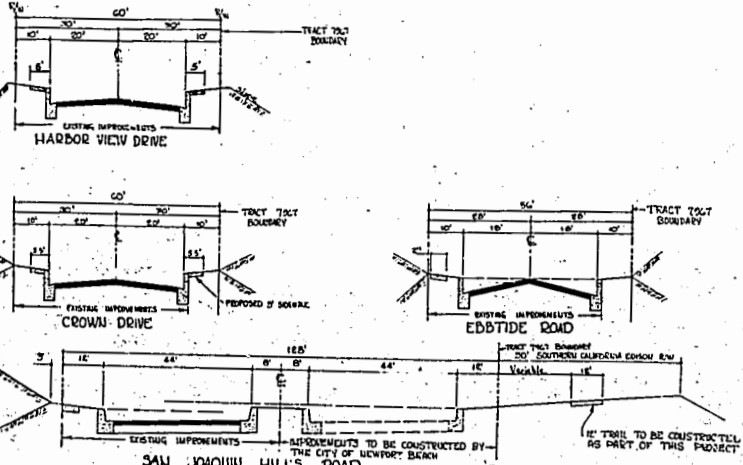
Phase V (Tract 7967) – June 27, 1977

Determination

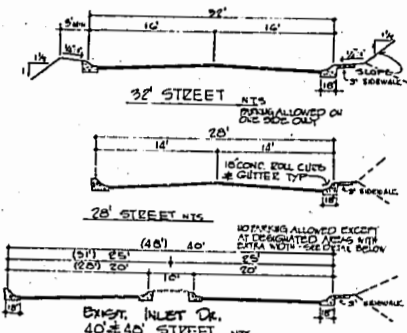
Since the Jasmine Creek subdivision was approved subject to conditions of approval specifying ridge elevations for each dwelling unit the ridge line elevations established in accordance with the original map supersede the height limits established in the Jasmine Creek PC Development Plan. Therefore, maximum building heights for each residential lot within the Jasmine Creek PC is to adhere to the limits specified in the attached exhibit. For community facilities, staff shall continue to refer to the Jasmine Creek PC Development Plan for maximum building height.

Furthermore, since the ridge elevations were established pursuant to the subdivision map and not as a zoning regulation, deviations from the ridge height elevations cannot be pursued via a variance.

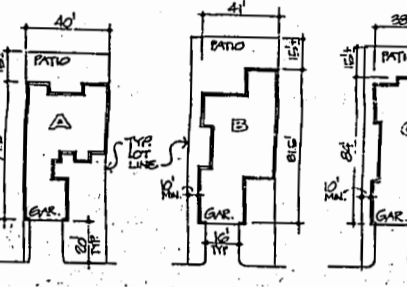
TYPICAL STREET SECTIONS



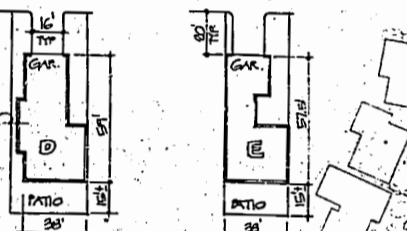
PUBLIC STREETS



PRIVATE STREETS



TYP STREET OR DRIVEWAY



TYPICAL MIN LOT DIMENSIONS

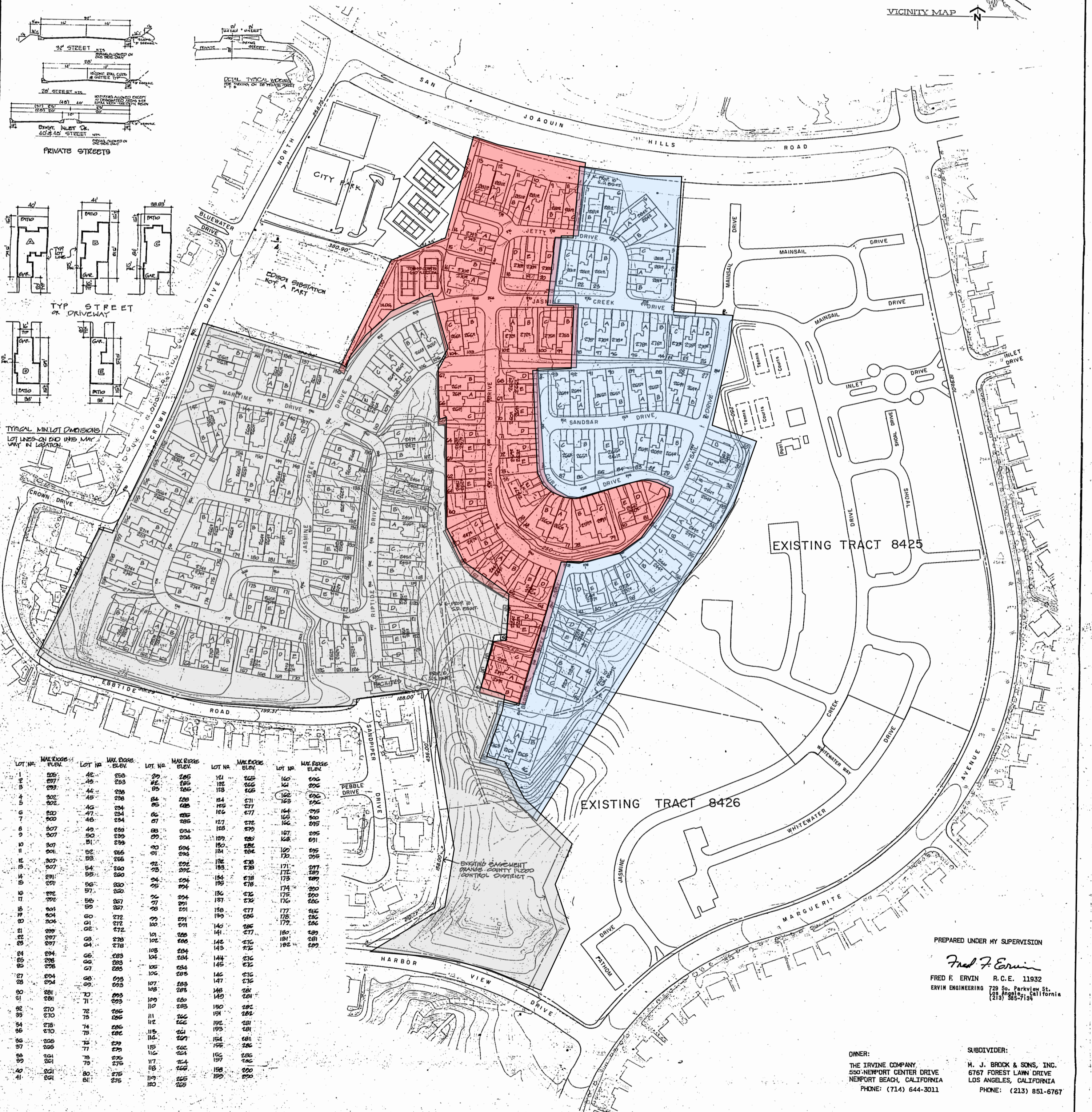
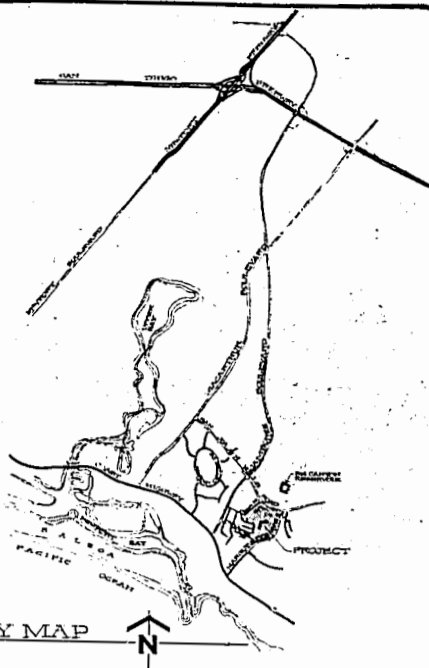


OVERALL SITE AREA TABULATION

GROSS AREA (To & of Adjacent Public Streets or 30' whichever is Less)	89.0± ac
PUBLIC STREET AREA	4.3± ac
NET AREA (Total Area Excluding Adjacent Public Streets)	84.7± ac
BUILDINGS (Including Entries)	10.5± ac
PATIOS	4.1± ac
COMMON LOT A (Net Area Minus Building and Patio Area)	62.1± ac
PRIVATE STREETS (Internal)	11.0± ac
DRIVEWAYS	2.0± ac
RECREATION AND SWIMMING POOL SITE AREA	2.7± ac
TOTAL GREEN BELT	44.6± ac
APPROXIMATE CANYON AREA (Part of Total Green Belt)	6.1± ac
DENSITY (Gross)	3.64 Units/ac

GENERAL NOTES:

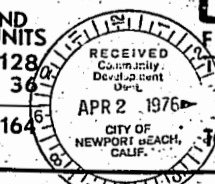
- PROPOSED USE: ATTACHED SINGLE FAMILY RESIDENTIAL.
- EXISTING ZONING: PLANNED COMMUNITY DISTRICT - LOW MEDIUM DENSITY 5 QI/AC.
- SOURCE OF DOMESTIC WATER SUPPLY: CITY OF NEWPORT BEACH.
- SANITARY SEWER SYSTEM: CITY OF NEWPORT BEACH.
- "BLUE BORDER" AREA: 48.2± ACS. (THIS AREA MINUS RECORDED TRACTS)
- ALL UTILITIES SHALL BE UNDERGROUND.
- CONTOUR INTERVAL: 2 FEET AND 10 FEET
- PROPOSED DENSITY: 3.64 UNITS/ACRE (GROSS) (INCL. RECORDED TRACTS)
- COMMON LOT A - AREA = 62.1± AC. (INCL. COMMON LOT OF RECORDED TRACTS)
- STREET LIGHTING TO BE PER CITY OF NEWPORT BEACH PVT. ST. STDS.
- ALL PRIVATE STREETS SHALL ALSO BE USED FOR PUBLIC SERVICE AND UTILITY EASEMENTS.
- PARKING DISTRIBUTION SHALL COMPLY WITH THE CONDITIONS OF THE APPROVED TENTATIVE MAP.



LOT NO.	MAX. ELEV.	LOT NO.	MAX. ELEV.	LOT NO.	MAX. ELEV.	LOT NO.	MAX. ELEV.	LOT NO.	MAX. ELEV.
1	205	46	253	29	205	121	243	160	196
2	205	47	253	30	205	122	243	161	206
3	205	48	253	31	205	123	243	162	206
4	205	49	253	32	205	124	243	163	206
5	205	50	253	33	205	125	243	164	206
6	205	51	253	34	205	126	243	165	206
7	205	52	253	35	205	127	243	166	206
8	205	53	253	36	205	128	243	167	206
9	205	54	253	37	205	129	243	168	206
10	205	55	253	38	205	130	243	169	206
11	205	56	253	39	205	131	243	170	206
12	205	57	253	40	205	132	243	171	206
13	205	58	253	41	205	133	243	172	206
14	205	59	253	42	205	134	243	173	206
15	205	60	253	43	205	135	243	174	206
16	205	61	253	44	205	136	243	175	206
17	205	62	253	45	205	137	243	176	206
18	205	63	253	46	205	138	243	177	206
19	205	64	253	47	205	139	243	178	206
20	205	65	253	48	205	140	243	179	206
21	205	66	253	49	205	141	243	180	206
22	205	67	253	50	205	142	243	181	206
23	205	68	253	51	205	143	243	182	206
24	205	69	253	52	205	144	243	183	206
25	205	70	253	53	205	145	243	184	206
26	205	71	253	54	205	146	243	185	206
27	205	72	253	55	205	147	243	186	206
28	205	73	253	56	205	148	243	187	206
29	205	74	253	57	205	149	243	188	206
30	205	75	253	58	205	150	243	189	206
31	205	76	253	59	205	151	243	190	206
32	205	77	253	60	205	152	243	191	206
33	205	78	253	61	205	153	243	192	206
34	205	79	253	62	205	154	243	193	206
35	205	80	253	63	205	155	243	194	206
36	205	81	253	64	205	156	243	195	206
37	205	82	253	65	205	157	243	196	206
38	205	83	253	66	205	158	243	197	206
39	205	84	253	67	205	159	243	198	206
40	205	85	253	68	205	160	243	199	206
41	205	86	253	69	205	161	243	200	206

BUILDING MIX		UNIT MIX	
BLDGs	UNITS	FLAT	DOWNHILL
2 UNIT	64	128	128
3 UNIT	18	54	34
TOTAL	82	182	164

TOTAL AREA	REVISD TENT MAP	
	overall	exc/recorded maps
89.0	89.0	49.8
UNITS	346	182
DENSITY	3.89	3.65



PREPARED UNDER MY SUPERVISION
Fred F. Ervin
 FRED F. ERVIN R.C.E. 11932
 ERVIN ENGINEERING 729 So. Parkview St.
 Newport Beach, California (714) 365-7134

OWNER:
 THE IRVINE COMPANY
 550 NEWPORT CENTER DRIVE
 NEWPORT BEACH, CALIFORNIA
 PHONE: (714) 644-3011

SUBDIVIDER:
 M. J. BROCK & SONS, INC.
 6767 FOREST LAWN DRIVE
 LOS ANGELES, CALIFORNIA
 PHONE: (213) 851-6767

LEGAL DESCRIPTION
 A PORTION OF BLOCK 93 OF IRVINE'S SUBDIVISION OF RANCHOS SAN JOAQUIN AND LOMAS DE SANTIAGO AND FLINT AND BIXBY ALLOTMENT IN RANCHO SANTIAGO DE SANTA ANA, ORANGE COUNTY CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 3, PAGE 88 OF M.M., RECORDS OF SAID COUNTY.
2nd REVISED TENTATIVE MAP 7967
 DATES: JAN. 9, 1976

JASMINE CREEK

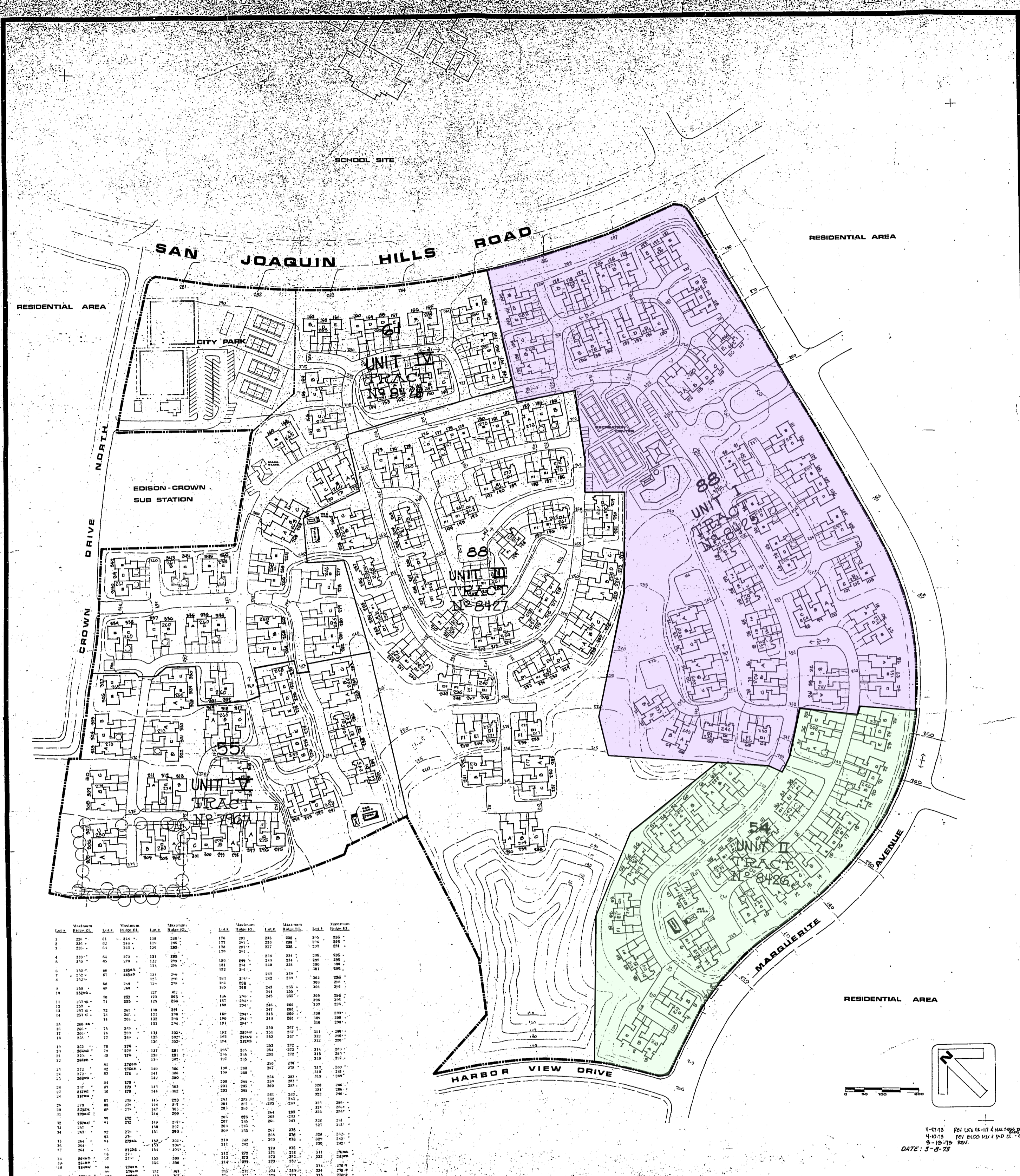
NEWPORT BEACH, CALIFORNIA
 FOR M. J. BROCK & SONS, INC.

LIFESCAPES INC.
 PLANNING, LANDSCAPE ARCHITECTURE, URBAN DESIGN

ERVIN ENGINEERING
 ENGINEERING, PLANNING, ARCHITECTURE

WRA
 WALTER RICHARDSON ASSOCIATES A.I.A.
 ARCHITECTURE, PLANNING

77th 1967
 444
 SHEET 1 OF 1 SHEETS



Lot #	Maximum Elevation	Lot #	Maximum Elevation	Lot #	Maximum Elevation	Lot #	Maximum Elevation	Lot #	Maximum Elevation	Lot #	Maximum Elevation
1	236	61	244	118	245	176	251	235	238	295	235
2	235	62	244	119	245	177	251	235	238	296	235
3	235	63	244	120	245	178	251	235	238	297	235
4	235	64	244	121	245	179	251	235	238	298	235
5	235	65	244	122	245	180	251	235	238	299	235
6	235	66	244	123	245	181	251	235	238	300	235
7	235	67	244	124	245	182	251	235	238	301	235
8	235	68	244	125	245	183	251	235	238	302	235
9	235	69	244	126	245	184	251	235	238	303	235
10	235	70	244	127	245	185	251	235	238	304	235
11	235	71	244	128	245	186	251	235	238	305	235
12	235	72	244	129	245	187	251	235	238	306	235
13	235	73	244	130	245	188	251	235	238	307	235
14	235	74	244	131	245	189	251	235	238	308	235
15	235	75	244	132	245	190	251	235	238	309	235
16	235	76	244	133	245	191	251	235	238	310	235
17	235	77	244	134	245	192	251	235	238	311	235
18	235	78	244	135	245	193	251	235	238	312	235
19	235	79	244	136	245	194	251	235	238	313	235
20	235	80	244	137	245	195	251	235	238	314	235
21	235	81	244	138	245	196	251	235	238	315	235
22	235	82	244	139	245	197	251	235	238	316	235
23	235	83	244	140	245	198	251	235	238	317	235
24	235	84	244	141	245	199	251	235	238	318	235
25	235	85	244	142	245	200	251	235	238	319	235
26	235	86	244	143	245	201	251	235	238	320	235
27	235	87	244	144	245	202	251	235	238	321	235
28	235	88	244	145	245	203	251	235	238	322	235
29	235	89	244	146	245	204	251	235	238	323	235
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31	235	91	244	148	245	206	251	235	238	325	235
32	235	92	244	149	245	207	251	235	238	326	235
33	235	93	244	150	245	208	251	235	238	327	235
34	235	94	244	151	245	209	251	235	238	328	235
35	235	95	244	152	245	210	251	235	238	329	235
36	235	96	244	153	245	211	251	235	238	330	235
37	235	97	244	154	245	212	251	235	238	331	235
38	235	98	244	155	245	213	251	235	238	332	235
39	235	99	244	156	245	214	251	235	238	333	235
40	235	100	244	157	245	215	251	235	238	334	235
41	235	101	244	158	245	216	251	235	238	335	235
42	235	102	244	159	245	217	251	235	238	336	235
43	235	103	244	160	245	218	251	235	238	337	235
44	235	104	244	161	245	219	251	235	238	338	235
45	235	105	244	162	245	220	251	235	238	339	235
46	235	106	244	163	245	221	251	235	238	340	235
47	235	107	244	164	245	222	251	235	238	341	235
48	235	108	244	165	245	223	251	235	238	342	235
49	235	109	244	166	245	224	251	235	238	343	235
50	235	110	244	167	245	225	251	235	238	344	235
51	235	111	244	168	245	226	251	235	238	345	235
52	235	112	244	169	245	227	251	235	238	346	235
53	235	113	244	170	245	228	251	235	238	347	235
54	235	114	244	171	245	229	251	235	238	348	235
55	235	115	244	172	245	230	251	235	238	349	235
56	235	116	244	173	245	231	251	235	238	350	235
57	235	117	244	174	245	232	251	235	238	351	235
58	235	118	244	175	245	233	251	235	238	352	235
59	235	119	244	176	245	234	251	235	238	353	235
60	235	120	244	177	245	235	251	235	238	354	235

TOTAL AREA 89.0 AC
 UNITS 346 U
 DENSITY 3.89 U/AC

BUILDING MIX

	BLOGS	UNITS	END UNITS
2 UNIT	30	60	60
3 UNIT	70	210	140
4 UNIT	18	72	38
TOTAL	118	342	238

UNIT MIX

FLAT TYPE	DOWNHILL
A 47	
B 78	
C 71	D1 41
D 32	E1 26
E 19	F1 32
TOTAL	247
	89

* INDICATES MAX. FOOT ELEV. BY CITY COUNCIL APPROVAL, JAN. 6, 1975.
 ** INDICATES MAX. FOOT ELEV. BY CITY COUNCIL APPROVAL, JULY 8, 1979. (SOME HAVE BEEN LOWERED)
 *** INDICATES MAX. FOOT ELEV. BY CITY COUNCIL APPROVAL, MAY 6, 1981. (SOME HAVE BEEN LOWERED, (SEE 28) PLAN)

JASMINE CREEK
 NEWPORT BEACH, CALIFORNIA
 FOR M. J. BROCK & SONS, INC.

Irving
 CIVIL ENGINEERS AND ARCHITECTS

LIFESCAPES INC.
 LANDSCAPE ARCHITECTURE & ARCHITECTURE
 URBAN DESIGN

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T7967
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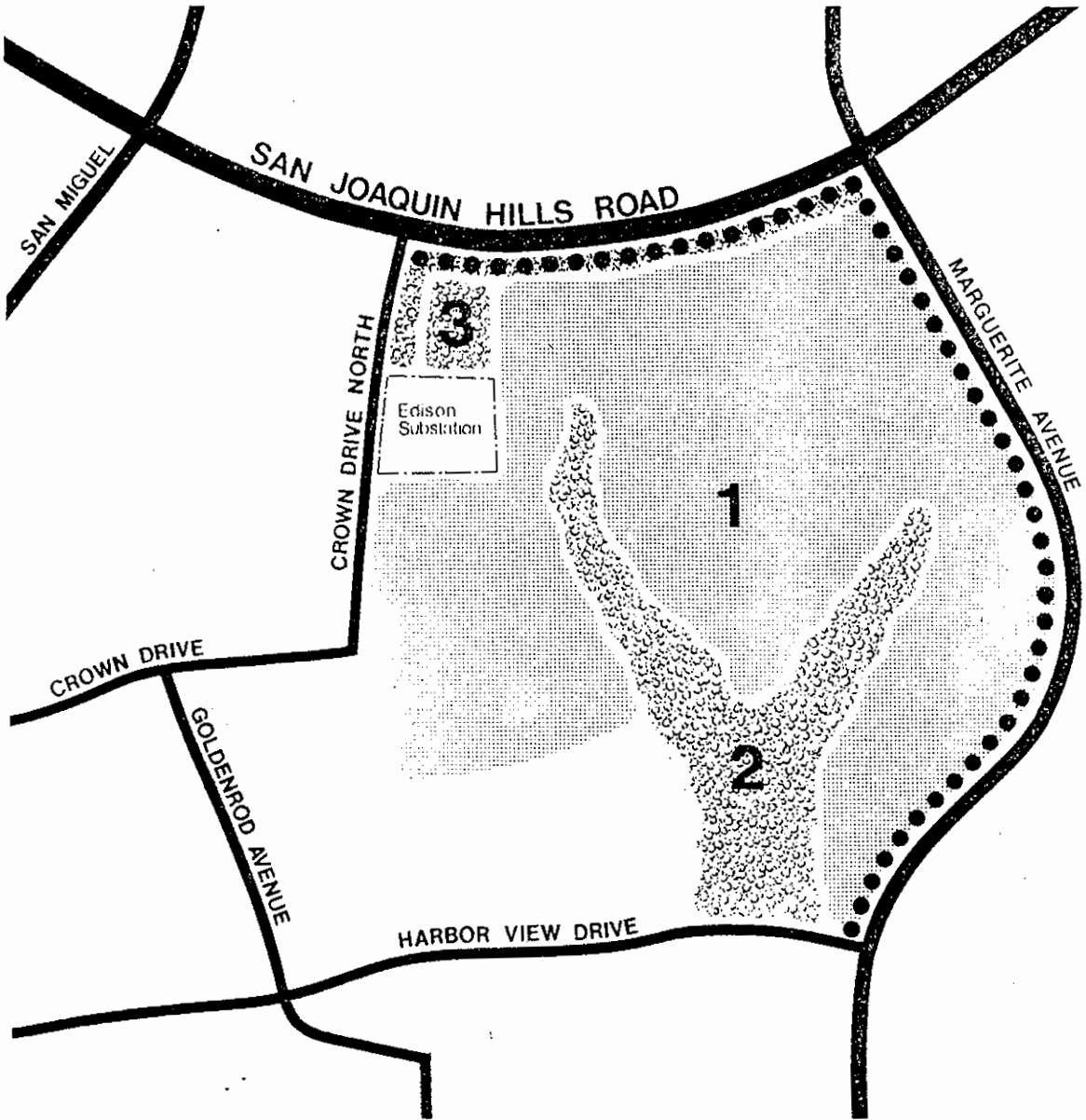
JASMINE CREEK

Planned Community District Regulations


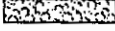

July 1976

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LEGEND

-  LOW MEDIUM DENSITY RESIDENTIAL
-  PUBLIC PARK AND/OR OPEN SPACE
-  PASEO



96

INTRODUCTION

The Jasmine Creek 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 Code shall apply.

SECTION I. STATISTICAL ANALYSIS

**JASMINE CREEK
RESIDENTIAL**

<u>Type</u>	<u>Area</u>	<u>Gross</u> * <u>Acres</u>	<u>DU/AC</u>	<u>DU</u>	<u>Per DU</u>	<u>Population</u>
Low Medium Density	1	<u>79.4</u>	5	<u>397</u>	3.0	<u>1,191</u>
SUB TOTAL		79.4		397		1,191

SUPPORT FACILITIES

Park	3	4.0				
Retention Basin	2	<u>5.4</u>				
SUB TOTAL		9.4				

GRAND TOTAL 88.8 397 1,191

NOTE: The dwelling units per acre (DU/AC) and the dwelling unit (DU) totals specified above shall be the control maximums permitted within the Jasmine Creek Planned Community.

* Gross acres is defined as the total acreage contained in any given area excluding the acreage devoted to major external road right of ways; San Joaquin Hills Road, Crown Drive North, and Marguerite Avenue.

SECTION II. GENERAL

An estimated maximum population of 1,191 persons is anticipated in the total area. This figure has been used for estimating community facilities.

Schools

<u>Schools</u>	<u>Students/S.F. Attached D.U.</u>	<u>D.U.</u>	<u>Students</u>
Elementary School (K-6)	.22	397	86
Intermediate School (7-8)	.11	397	50
High School (9-12)	.30	397	<u>116</u>
			252

These student generation figures are those experienced by the Newport-Mesa Unified School District in the Bluffs portion of the East Bluff community, a development similar to that proposed in the Jasmine Creek P.C.

It is anticipated these school children will be accommodated by Harbor View Elementary School, Lincoln Junior High School, and Corona del Mar Senior High School respectively.

Recreation

A minimum of two (2) acres of private recreation facilities, including one or more of the following: swimming pool, recreation building, tot lot, tennis courts, play area will be developed as a part of this planned community. The specific design and arrangement of these facilities will be determined when development plans are submitted to the City and said design and arrangement will be subject to the review and approval of the director of Parks, Beaches, and Recreation.

A four (4) acre public park is proposed in the design of the Jasmine Creek Planned Community. This park will be designed and constructed by the city of Newport Beach.

The proposed paseo along San Joaquin Road and Marguerite Avenue relate to and will be a continuation of the evolving paseo system in the Spyglass Hill area and the Harbor View Homes (Bren) area. The precise design of said paseo will be determined when development plans are submitted to the City and said design will be subject to the review and approval of the director of Parks, Beaches, and Recreation.

Development Concept

It is the intent of the Irvine Company that the development of the Jasmine Creek area will follow the concept of a green belt community. Wherever geologically and economically feasible, the natural topography shall be recognized, either by the maintenance of areas in as natural a condition as possible, or through the creation of new conditions which consider such amenities as view and open space.

Uniform Building Code

No portion of this text withstanding, all construction within this P.C. shall comply with the regulations of the Uniform Building Code as adopted by the city of Newport Beach.

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 MEDIUM DENSITY RESIDENTIAL AREA 1

A. Uses Permitted

1. Single family dwellings, attached and detached.
2. Conventional subdivisions on a Planned Community concept.
3. Cluster unit developments, as defined in Section III, Definitions.
4. Community and recreational facilities, parks, playgrounds, recreation or open space and green areas, riding, hiking, and bicycle trails and related facilities of a non-commercial nature, subject to the requirements of Section V of this ordinance.
5. Schools and establishments for the care of pre-school children subject to the requirements of Section V of this ordinance.
6. Fire stations subject to the requirements of Section V of this ordinance.
7. Accessory buildings, structures and uses where related and incidental to a permitted use.
8. 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 or any other description or identification of any other person, firm or corporation other than the owner of said property.
9. 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 Section VI of this ordinance.

B. Minimum Lot Area

1. CLUSTER OR ATTACHED UNITS

To determine density, a minimum lot area of 2,400 square feet as shall be provided for each dwelling unit 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 private parks, recreational and permanent open space), 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 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 private parks, recreational and permanent open space) exclusive of areas designated as streets divided by the total numbers of dwelling units.

C. Building Height

Maximum height for all buildings shall be thirty-five (35) feet or two (2) stories. 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 back of sidewalk or back of there is no sidewalk.

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.

<u>Street Designation</u>	<u>Setbacks from the back of sidewalk or back of curb where there is no sidewalk</u>
Arterial	20'
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 maybe 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 same, provided the open spaces are not publicly owned.
- 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 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 one hundred (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 fifty (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 fifty (50) percent of the total trellis area as open space for the penetration of light to areas which it covers.

I. Parking

Parking for residential uses in Area 1 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 streets.

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.

SECTION V. COMMUNITY FACILITIES, ALL AREAS

A. Uses Permitted

The following uses shall be allowed in all land use districts:

1. Parks, playgrounds, recreation or open green areas, riding, hiking and bicycle trails and related facilities.
2. Schools and establishments for the care of pre-school children subject to a use permit.
3. Fire stations.
4. Accessory buildings, structures and uses related and incidental to a permitted use.
5. Signs identifying or giving directions to permitted uses and facilities or identifying sites of future uses and facilities. No sign shall exceed thirty-five (35) square feet in area.

B. Building Height

Thirty-five (35) feet.

C. Building Setbacks

Twenty-five (25) feet from all residential property lines and ten (10) feet from any streetside property line. No building structure on an adjacent site than a distance equal to twice the height of the non-residential building. The height of the non-residential site shall apply. Any structure which abuts upon a plaza, park, mall, greenbelt or other permanent open space may abut the common property line.

D. Off-Street Parking

The requirements of the City of Newport Beach Zoning Code, as related to individually listed uses, shall apply.

SECTION VI. 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 to 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 officially adopted or utilized as a policy guideline regulating signs on a uniform basis for all company properties.

Sign type numbers 2, 3 and 4 shall be subject to a conditional use permit. Sign type numbers 5, 6, 7 and 8 shall be subject to the approval of the director of Community Development.