

CORPORATE PLAZA  
PLANNED COMMUNITY DISTRICT REGULATIONS

Amendment No. 728  
City Council Resolution No. 92-4  
January 13, 1992

Amendment No. 784  
City Council Resolution No. 93-96  
December 13, 1993

Amendment No. 825  
City Council Resolution No. 95-115  
October 9, 1995

Amendment No. 889  
City Council Ordinance No. 99-27  
November 8, 1999

Amendment No. 2004-002  
City Council Ordinance No. 2004-13  
June 22, 2004

Amendment No. PD2015-003  
City Council Ordinance No. 2015-31  
November 10, 2015

Amendment No. PA2022- 0158  
City Council Ordinance No. 2024-2  
February 13, 2024

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## **INTRODUCTION**

The Corporate Plaza Planned Community District for the City of Newport Beach is a part of the Newport Center Development in conjunction with the South Irvine Ranch General Land Use Plan and the Newport Beach General Plan which was adopted in December 1973.

The purpose of this PC (Planned Community) District is to provide a method whereby property may be classified and developed for commercial activity, professional, business, and medical offices. The specifications of this district are intended to provide flexibility in both the land use and development standards for the planned building groups.

## SECTION I. STATISTICAL ANALYSIS

### Corporate Plaza

1. Project Area

Gross Acreage	47.8
Net Acreage	40.4

2. Percentage of Site Coverage

a. Building Footprint	15-20
b. Parking Area	40-45
c. Landscape	40-45

3. Maximum gross building floor area shall not exceed 471,591 square feet.

4. A maximum of 84,928 gross square feet of building floor area may be allocated for medical/dental office uses on Building Sites No. 2, 3, 8, 9, 11, 17, 20 and 22 only. Of this 84,928 gross square feet of building floor area, Building Site No. 2 is permitted a maximum 2,100 gross square feet for medical/dental office uses, Building Site No. 3 is permitted a maximum 3,100 gross square feet for medical/dental office uses and Building Site No. 17 is permitted a maximum of 11,200 square feet for medical/dental office uses on the first floor only, and Building Site No. 20 is permitted a maximum of 5,081 gross square feet on the subterranean level only. There are no restrictions on how the remaining 63,447 gross square feet can be distributed among Building Sites No. 8, 9, 11 and 22. No medical/dental office uses are permitted on any other building site.

5. The square footage of individual building sites are tentative and subject to adjustment as long as the limitations on total development are not violated. Any adjustment in the square footages for each building site shall be reviewed and approved by the Community Development Director.

## 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 securing of a grading permit.
2. Water within the Planned Community area will be furnished by the City of Newport Beach.
3. Sewage disposal facilities within the Planned Community will be provided by Orange County Sanitation District No. 5.
4. The subject property is within the City of Newport Beach. 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. 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 this 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.

7. Parking lot lighting shall be subject to the review and approval of the Director of Planning. Parking lot lighting shall be designed in a manner so as to minimize impacts on adjacent residential areas.
8. All mechanical appurtenances on building roof tops and utility vaults shall be screened from street level view in a manner meeting the approval of the Director of Planning.
9. Prior to the issuance of grading permits, the site shall be examined to determine the existence and extent of archaeological and paleontological resources in accordance with adopted City polices.
10. Any future signal light on East Pacific Coast Highway at the private street intersection will be the responsibility of The Irvine Company.
11. The on-site parking, vehicular circulation and pedestrian circulation systems shall be reviewed and approved by the Traffic Engineer.
12. The intersections at private streets and drives shall be designed to provide sight distance for a speed of 30 miles per hour. Slopes, landscaping, walls and other obstructions shall be considered in the sight distance requirements. Landscaping within the sight line shall not exceed twenty-four inches in height. The sight distance requirement may be modified at non-critical locations, subject to approval of the Traffic Engineer.

13. Prior to occupancy of any structures, easements for public emergency and security ingress, egress and public utility purposes shall be dedicated to the City over all private streets.
14. Prior to issuance of a grading permit, the master plans of water, sewer and storm drain facilities shall be reviewed and updated to current standards and any modifications or extensions to the existing storm drain, water and sewer systems shown to be required by the review shall be the responsibility of the developer unless otherwise provided for through an agreement with the property owner. The review of the storm drain master plan will require the submittal of hydrology and hydraulic studies to the Public Works Department for review and approval. The hydrology study shall include both on-site and off-site drainage to determine the measures necessary to protect the subject development from flooding during a 100 year storm frequency. The developer may be required to install retention basins upstream from the proposed development or enlarge the existing downstream storm drain system to satisfy the requirement.
15. The northerly entrance/exit on Avocado Avenue shall be designed for a right turn in and out, ONLY. The design shall provide for an island that restricts left turns. This requirement may be waived if the driveway lines up with the access to the parcel easterly of Avocado Avenue and the City incurs no additional costs to relocate their proposed access to the library site.

### **SECTION III. DEFINITIONS**

#### Advertising Surface of a Sign

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

#### Area of Elevation

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

#### 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.

#### Entitlement Gross Floor Area

The area of a building or portion thereof including the surrounding exterior walls.

Any finished portion of a building which measures more than 4 feet from finished floor to ceiling and is accessible shall be included in calculations of gross floor area.

Areas utilized for stairwells and elevator shafts shall be counted towards gross floor area on only the first level.

#### Parking Gross Floor Area

The area included within the surrounding exterior walls of the building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

#### Parking Net Floor Area

The area included within the surrounding walls of a building, exclusive of vent shafts, elevator shafts, stairways, exterior corridors or balconies, rooms containing only mechanical and electrical equipment used for service of the building, utility shafts and parking.

Note: Exterior roofed atrium areas open on two or more sides, and exterior roofed balconies or walkways open on one side, shall not be included in Entitlement Gross Floor Area, Parking Gross Floor Area or Parking Net Floor Area calculations.

## **SECTION IV. BUSINESS, PROFESSIONAL, MEDICAL AND COMMERCIAL**

### **A. Intent**

The intent of this district is to permit the location of a combination of business, professional and medical office uses, and light general commercial activities engaged in the sale of products to the general public.

### **B. Permitted Uses**

The following shall be permitted:

1. Retail sales and service of a convenience nature.
2. A maximum of 84,928 gross square feet of building floor area may be allocated for medical/dental office uses on Building Sites No. 2, 3, 8, 9, 11, 17, 20 and 22 only. Of this 84,928 gross square feet of building floor area, Building Site No. 2 is permitted a maximum 2,100 gross square feet for medical/dental office uses, Building Site No. 3 is permitted a maximum 3,100 gross square feet for medical/dental office uses and Building Site No. 17 is permitted a maximum of 11,200 square feet for medical/dental office uses on the first floor only, and Building Site No. 20 is permitted a maximum of 5,081 gross square feet on the subterranean level only. There are no restrictions on how the remaining 63,447 gross square feet can be distributed among Building Sites No. 8, 9, 11 and 22. No medical/dental office uses are permitted on any other building site.
3. 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. Facilities other than indoor dining establishments or those that qualify as outdoor, drive-in or take-out establishments shall be subject to the City of Newport Beach regulations covering drive-in and outdoor establishments.
4. Institutional, financial and governmental facilities.
5. Civic, cultural, commercial recreational and recreational facilities.
6. Parking lots, structures and facilities.
7. Drive-up teller units, subject to the review of the on-site parking and circulation plan by the City Traffic Engineer and approved by the Director of Planning.

### **C. Building Location**

All buildings shall be located in substantial conformance with the approved site plan.



D. Building Height

All buildings and appurtenant structures shall be limited to a maximum height of thirty-two (32) feet, with the exception of Building "22" which shall be permitted up to the limit established by the sight plane and the extension of the sight plane northerly to Farallon Drive and southerly to Pacific Coast Highway.

E. 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.

Required off-street parking shall be provided on the site of the use served, or on a common parking area in accordance with the off-street parking requirements as follows:

1. Office Buildings: One parking space for each 250 square feet of net floor area, except as provided herein.

PARKING REQUIREMENT FOR OFFICE BUILDINGS BASED ON SIZE OF PARKING POOL. The parking requirement for office buildings, as specified above, may be modified in accordance with the following schedule:

- (a) For the first 125,000 sq. ft., parking shall be provided at one space per 250 sq. ft. of net floor area.
- (b) For the next 300,000 sq. ft., parking shall be provided at one space per 300 sq. ft. of net floor area.
- (c) Any additional floor area, parking shall be provided at one space per 350 sq. ft. of net floor area.

For pools based on more than 425,000 sq. ft. of net floor area, the Planning Commission may modify the parking formula by Use Permit, based on a demonstrated formula.

F. Landscaping

Detailed landscaping and irrigation plans, prepared by a licensed landscape architect, licensed landscaping contractor, or architect shall be reviewed by the Director of Parks, Beaches and Recreation. In no case shall any landscaping penetrate the sight plane ordinance established by the sight plane for Harbor View Hills.

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

1. Screening

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

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

2. 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 to one (1) per each five (5) parking stalls shall be provided in the parking area.

G. Loading Areas

1. Street side loading shall be allowed providing the loading dock is screened from view from adjacent streets.

H. Storage Areas

1. All outdoor storage shall be visually screened from access streets, and adjacent property. Said screening shall form a complete opaque screen.

2. No storage shall be permitted between a frontage street and the building line.

I. Refuse Collection Areas

1. All outdoor refuse collection areas shall be visually screened from access streets, and adjacent property. Said screening shall form a complete opaque screen.

2. No refuse collection area shall be permitted between a frontage street and the building line.

J. Telephone and Electrical Service

All "on site" electrical line (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.

K. Signs

1. Building Address Sign

Building address numerals shall be a maximum of two (2) feet in height and shall be consistent with the building identification signing.

Building address number shall face the street (and/or pedestrian walkways in the case of necessity), and be located on the building so that they are visible from adjacent frontage roads and designated parking areas.

2. Project/Building Identification Sign

Project and/or building identification signs are permitted at major entry access drives from adjacent frontage streets, provided that they comply with the City of Newport Beach site distance requirement 110-L.

The identification signage is permitted in the form of a free-standing (single or double faced) monument sign. The sign copy shall be restricted to the project or building name and street address. Individual letter heights shall not exceed eighteen (18) inches.

3. Tenant Identification Signs

Tenant identification signs are permitted and are divided into two (2) categories:

- Primary Tenant
- Secondary Tenant

Tenant identification signs are to be wall-mounted graphics, consisting of individually fabricated letters. Box or "can" signs are not permitted.

The maximum number of primary tenant signs permitted on any one building elevation is two (2).

Each secondary tenant shall be limited to one (1) identification sign.

The maximum letter height of a primary tenant sign shall not exceed twenty-four (24) inches. The maximum letter height of a secondary tenant sign shall not exceed sixteen (16) inches.

Sign copy shall be restricted to identification of the person, firm, company or corporation operating the use conducted on the site.

4. General Sign Standards

- a. Signs (to include all those visible from the exterior of any building) may be lighted but no sign or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.

5. Temporary Signs

The following guidelines are intended to produce a consistent sign design for temporary signs within Newport Center. All temporary signs require the approvals of the City of Newport Beach and The Irvine Company.

Temporary signs are to identify the future site, project or facility under development on individual project sites.

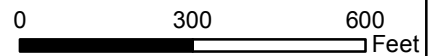
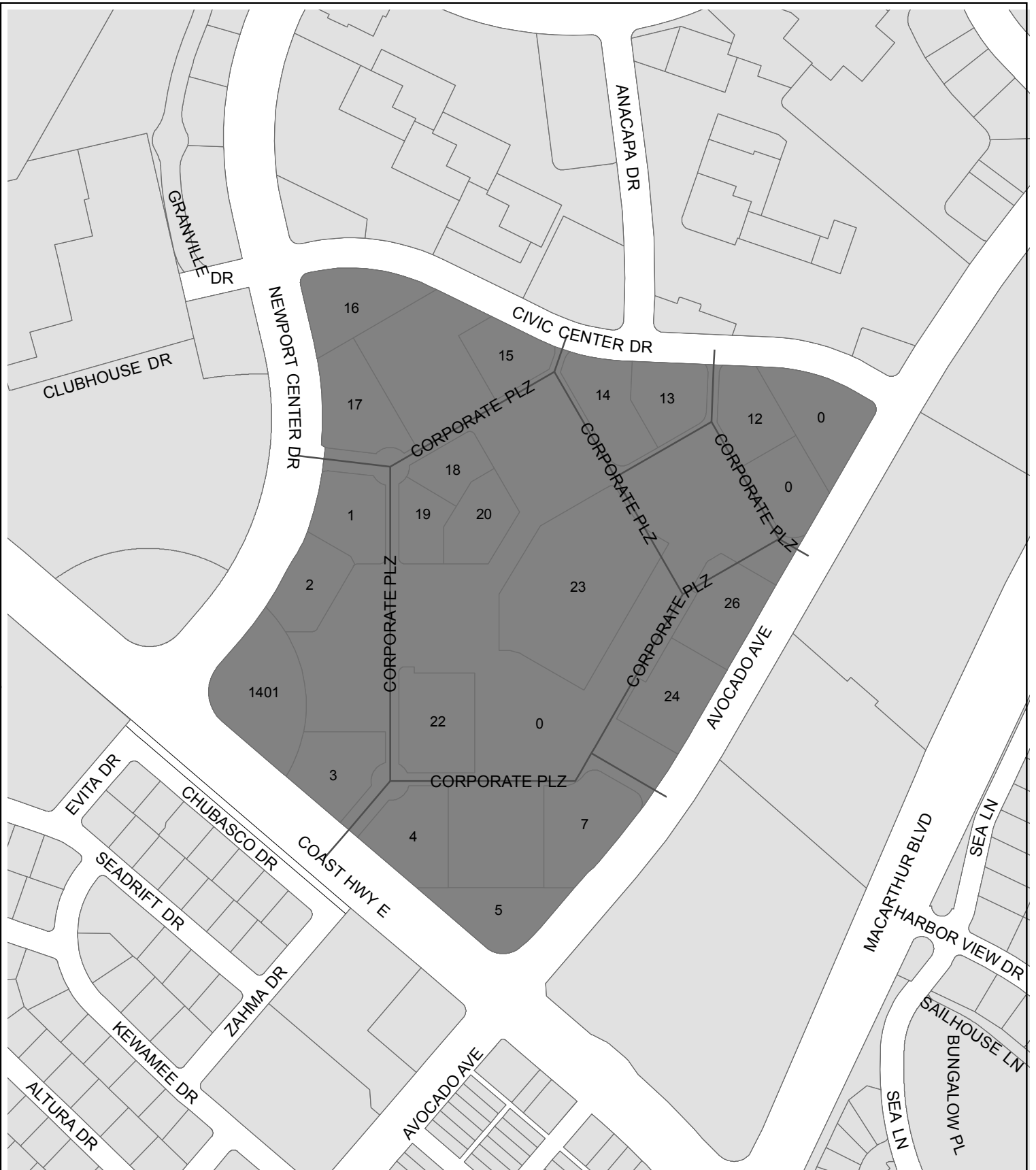
Information on this sign is limited to:

- For Sale, For Lease, Future Home of, Building/Project Name, etc.
- Type or Name of Development
- Type and Area of Space Available
- Major Tenant or Developer
- Financial Institution
- General Contractor
- Architect
- Leasing Agent
- Occupancy Date
- Phone Number
- Irvine Company or Irvine Company Project Name and Logo

Location: One temporary sign is permitted on site for each frontage street. These signs may be single or double-faced and parallel or perpendicular to the roadway.

Design: All temporary signs are to be built in substantial conformance to The Irvine Company corporate design standards as shown on the following page.

Longevity: Signs can exist from the time of lease or sale of the parcel until construction and/or leasing of the facility is complete.



## Corporate Plaza Planned Community



Professional / Office / Commercial / Medical



Future Home of  
American Products  
31 Technology Dr.

(714) 551-1500

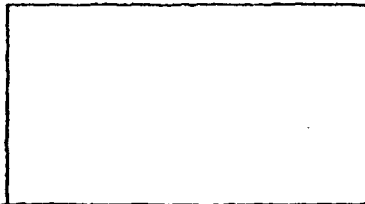
BROKER: Company

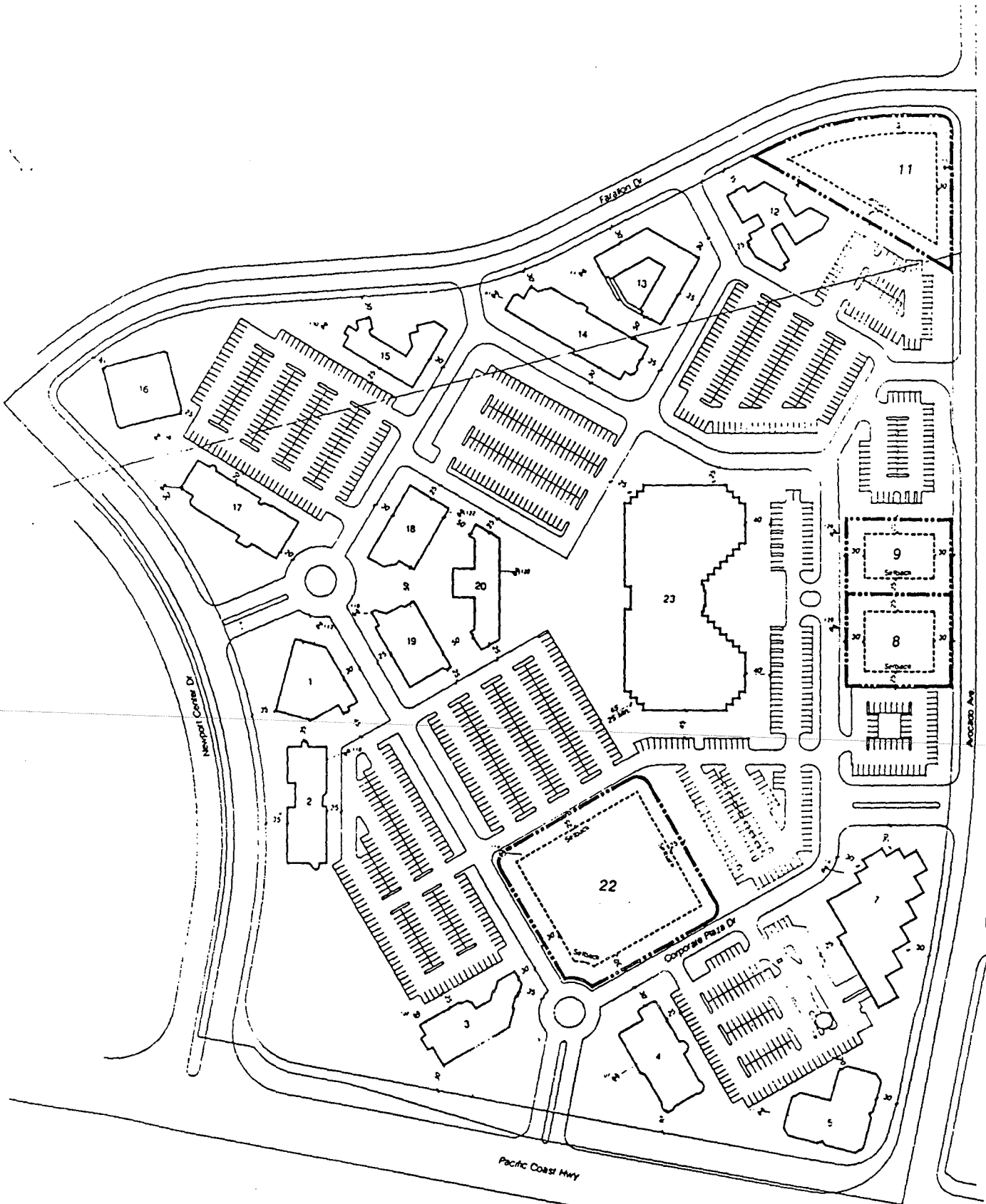
ARCHITECT: Frank Lloyd Wright

CONTRACTOR: Johnson Construction



THE IRVINE COMPANY



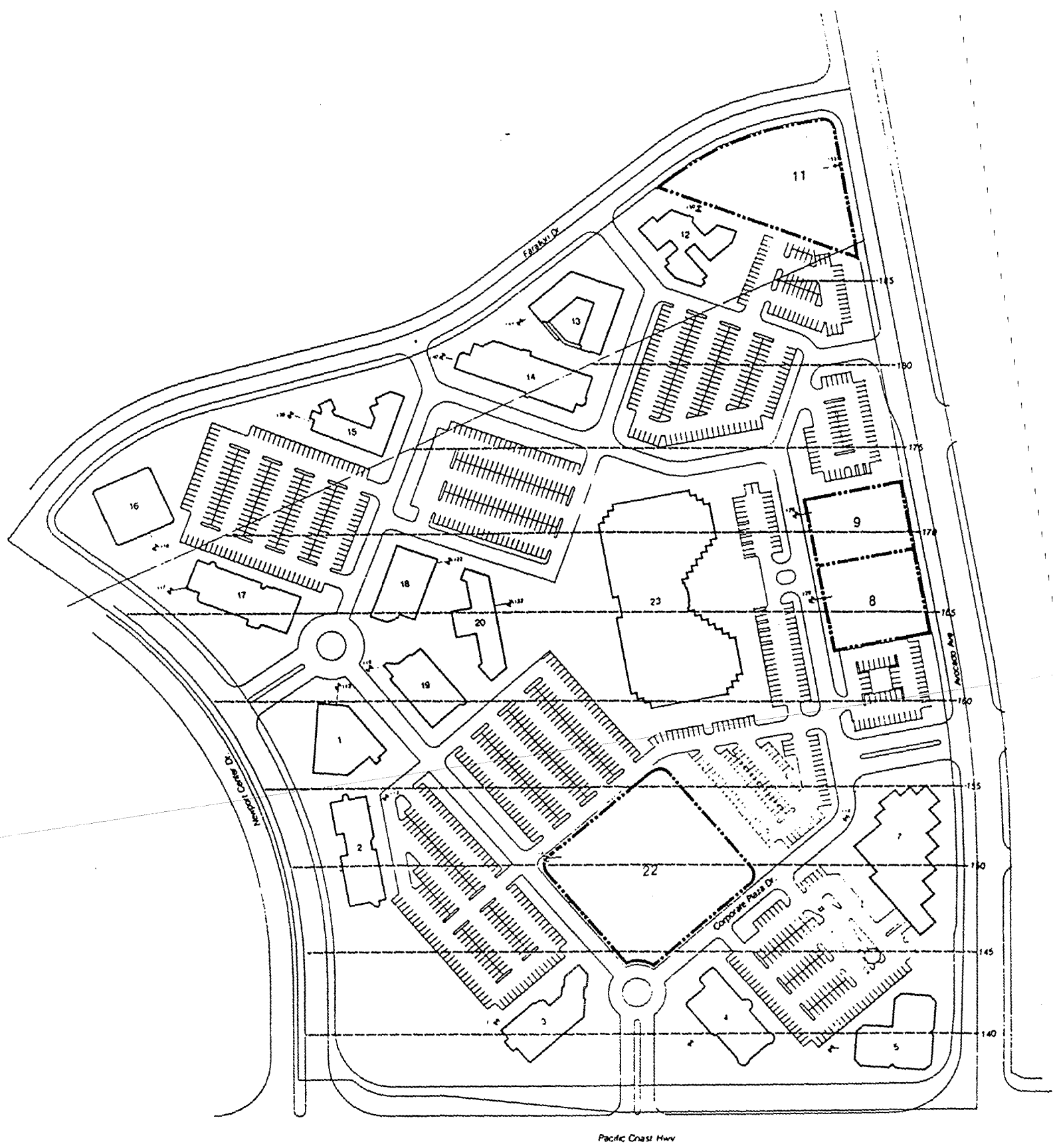


CORPORATE PLAZA  
 NEWPORT CENTER  
 Newport Beach, CA

SETBACKS SITE PLAN

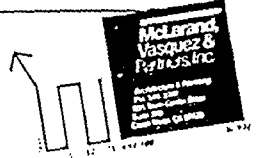
McLarand  
 Vasquez &  
 Partners  
 Architects

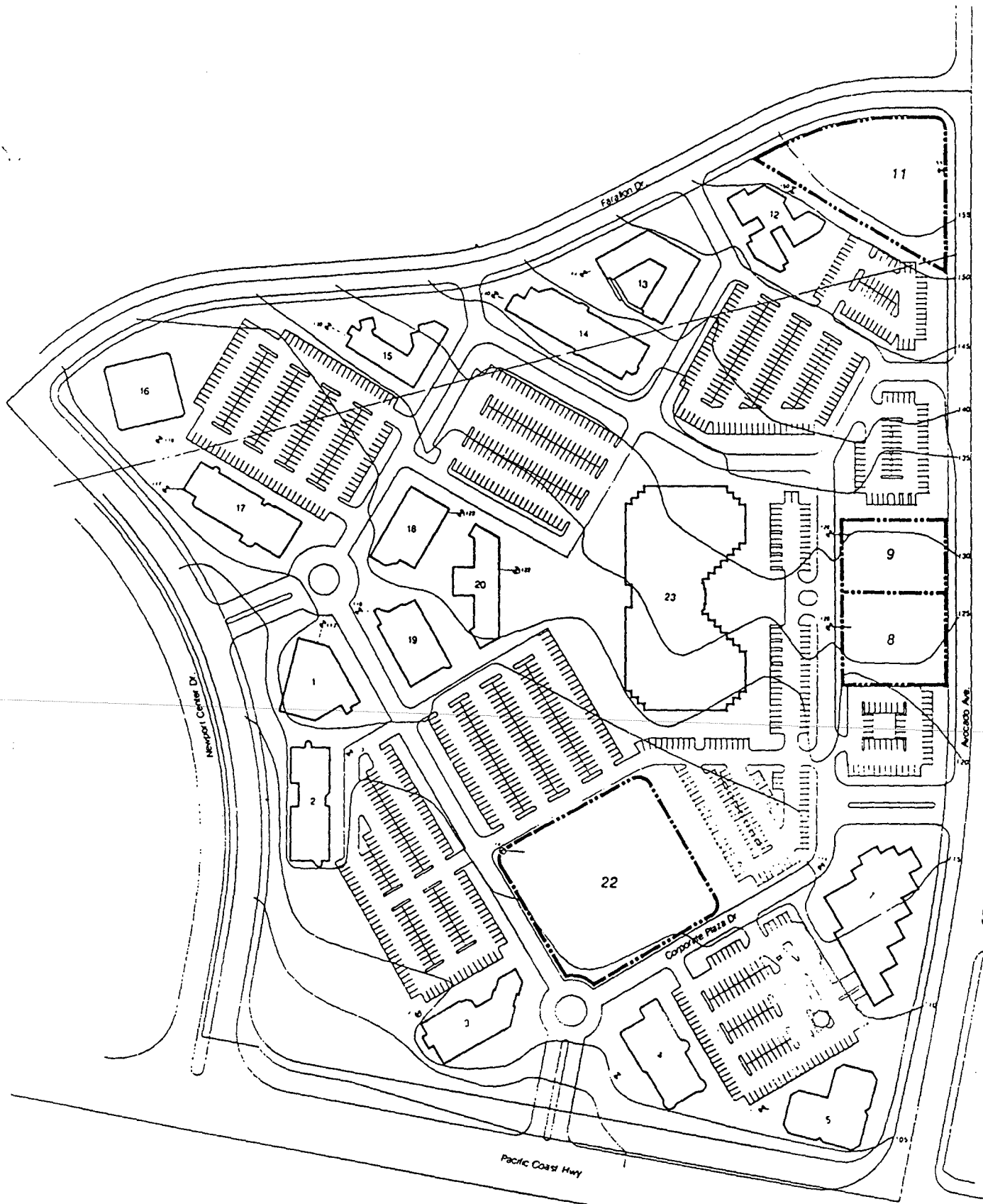




CORPORATE PLAZA  
 NEWPORT CENTER  
 Newport Beach, CA

SIGHT PLANE PLAN





CORPORATE PLAZA  
 NEWPORT CENTER  
 Newport Beach, CA

GRADING PLAN

McLarand,  
 Vasquez &  
 Pallas, Inc.

Architects & Engineers  
 2500 Newport Blvd., Suite 200  
 Newport Beach, CA 92660