

VILLA POINT APARTMENTS
NEWPORT BEACH

Planned Community District Regulations

April 23, 1990

**Planned Community Development Standards for
Villa Point Apartments**

**Ordinance No. 84-13 Adopted by the
City of Newport Beach City Council
on May 29, 1984**

**Villa Point Apartments - Newport Beach
Planned Community District Regulations**

TABLE OF CONTENTS

Introduction

Section I Statistical Analysis

Section II General Notes

Section III Definitions

 Paragraph 1 Buildable Acreage

 Paragraph 2 Streets - Dedicated and Private

Section IV Multiple Family Residential

 Subsection A Permitted Uses

 Subsection B Site Density

 Subsection C Maximum Building Height

 Subsection D Setbacks From Streets

 Subsection E Setbacks From Property Lines

 Subsection F Parking

 Subsection G Signs

 Subsection H Fences, Hedges and Walls

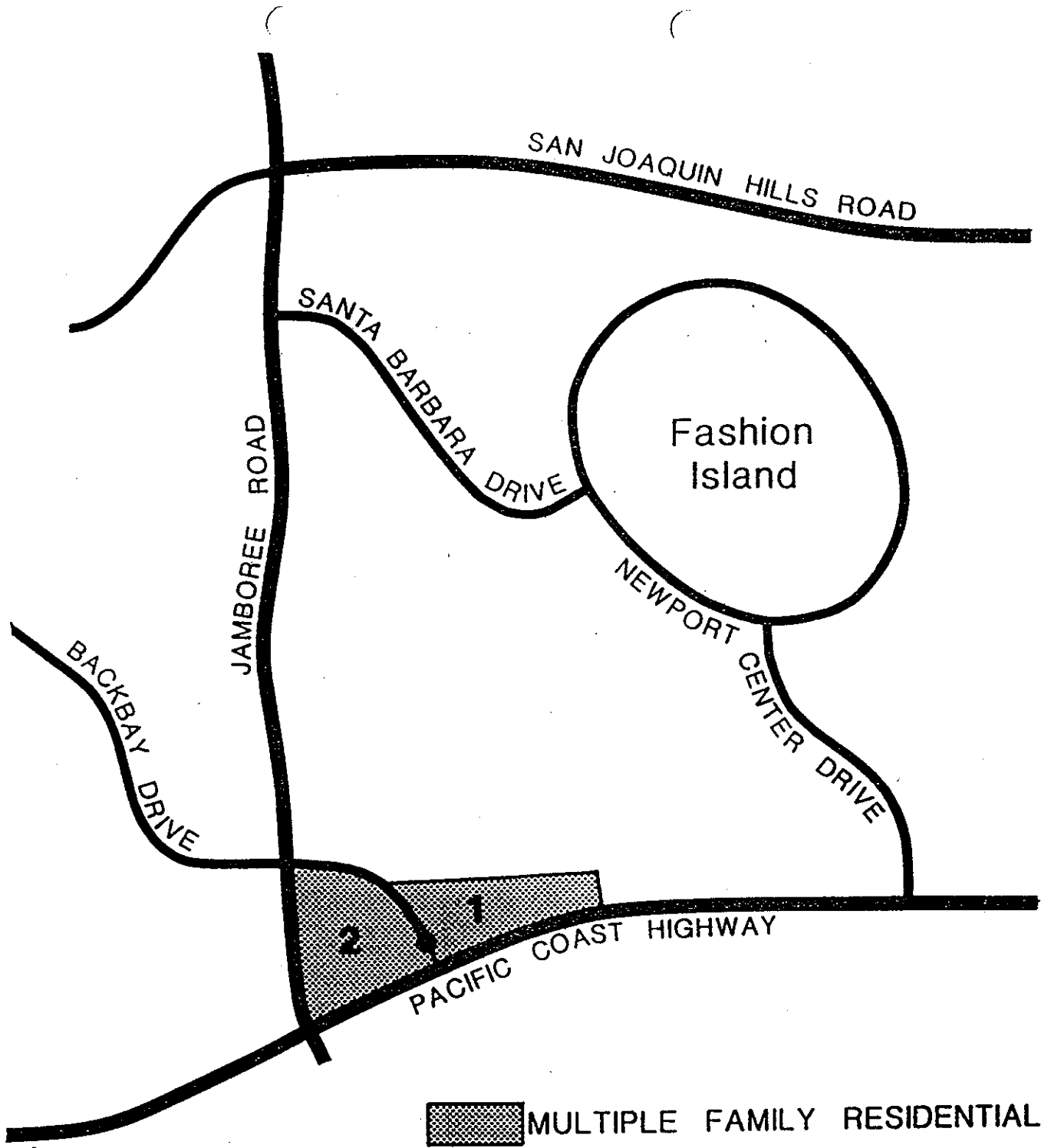
Amendments

INTRODUCTION

The Villa Point Apartments Planned Community District for the City of Newport Beach has been developed in accordance with the Newport Beach General Plan.

The purpose of this Planned Community is to provide a method whereby property may be classified and developed for multiple family residential uses. The specifications of this district are intended to provide land use and development standards supportive of the development proposal contained herein while insuring compliance with the intent of all applicable regulatory codes.

Whenever the regulations contained herein conflict with the regulations of the Newport Beach Municipal Code, the regulations contained herein shall take precedence. The Municipal Code shall regulate this development when such regulations are not provided within these district regulations. All development within the Planned Community boundaries shall comply with all provisions of the Uniform Building Code and various mechanical codes related thereto.



**VILLA POINT APARTMENTS
PLANNED COMMUNITY DISTRICT**
LAND USE PLAN



Section I. STATISTICAL ANALYSIS (For Analysis Purposes Only)

<u>Land Use</u>	<u>Area</u>	<u>Acres</u>	<u>Development Units</u>
Multiple Family Residential	1	9.2	138 DU's
	2	4.5	90 DU's
Total		13.7	228 DU's

Section II. General Notes

1. Project Description

The Planned Community District encompasses 13.7 gross acres. The Planned Community District has been developed for multiple family residential uses. All future uses will be in compliance with these designations.

2. Park Standards

Park requirements shall be in accordance with the Park Dedication Ordinance. Park credits from mouth of Big Canyon or North Ford Planned Community may be applied to meet the park requirements of this project.

3. Water Services

Water within the Planned Community will be furnished by the City of Newport Beach.

4. Sewage Disposal

Sewage disposal facilities within the Planned Community will be provided by Orange County Sanitation District No. 5. Prior to the issuance of any building permits it shall be demonstrated to the satisfaction of the Planning Department that adequate sewer facilities will be available. Prior to the occupancy of any structure it shall be further demonstrated that adequate sewer facilities exist.

5. Grading and Erosion

Grading and erosion control shall be carried out in accordance with the provisions of the City of Newport Beach Grading Ordinance and shall be subject to permits issued by the Building and Planning Departments.

- a. The grading plan shall include a complete plan for temporary and permanent drainage facilities, to minimize any potential impacts from silt, debris, and other water pollutants.
- b. The grading permit shall include, if required, a description of haul routes, access points to the site and watering and sweeping program designed to minimize impacts of the haul operation.
- c. An erosion and dust control plan, if required, shall be submitted and approved by the Building Department.

- d. An erosion and siltation control plan, if required, shall be approved by the California Regional Water Quality Control Board - Santa Ana Region.
- e. The velocity of concentrated run-off from any project shall be evaluated and erosive velocities controlled as part of the project design.
- f. Grading shall be conducted in accordance with plans prepared by a Civil Engineer and based on recommendations of a soil engineer and an engineering geologist subsequent to the completion of a comprehensive soil and geological investigation of the site. Permanent reproducible copies of the "Approved as Built" grading plans on standard size sheets shall be furnished to the Building Department.

6. Archaeological/Paleontological

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 Policies.

7. Landscaping

All landscaping shall be installed in accordance with landscape plans, subject to the review and approval of the Planning Department and Parks, Beaches, and Recreation Department. Landscape plans for the corner of East Coast Highway and Jamboree Road shall be reviewed by the Planning Commission prior to issuance of the building permit. One of the issues to be addressed would be the grade elevations at the intersection.

The landscape plan for the corner of East Coast Highway and Jamboree Road shall be reviewed by the Planning Commission prior to the issuance of the Building Permit. That one of the issues to be addressed would be the grade elevations at the intersection. It is the intent of this condition that the landscaping and grading design and wall relocation be configured to provide maximum public views from the Coast Highway. The wall shall be located as near to the southwesterly line of the sewer easement as is practical, consistent with the need to provide for the necessary gasoline clean up facilities on the site.

- 8. Any fire equipment access shall be approved by the Fire Department.
- 9. The final design of on-site pedestrian and bicycle circulation in any tract shall be reviewed and approved by the Public Works Department and the Planning Department.
- 10. Prior to approval of the final tract map for residential development, applicant shall reach agreement with the City for compliance with California Government Code 65590, regarding housing requirements.

11. Additional detailed noise studies shall be conducted for the residential development for onsite impacts of the project.
12. All buildings shall meet Title 24 requirements. Design of buildings shall take into account the location of building air intake to maximize ventilation efficiency, the incorporation of natural ventilation, and implementation of energy conserving heating and lighting systems.
13. Water conservation design features shall be incorporated into building construction.
14. Exposed slopes, if any, shall be stabilized as soon as possible to reduce erosion.
15. Public or private streets shall meet City standards.
16. No permanent structures are permitted over the sewer line of the County Sanitation Districts of Orange County, nor within fifteen (15) feet of either side of this line. No mounding or fill is permitted over this sewer line setback area, and no tree or bush larger than six (6) feet in height at full growth is allowed in this area.



Section III. DEFINITIONS

The following definitions refer to the permitted uses in the development standards contained in this Ordinance.

Streets - Dedicated and Private

Reference to all streets or rights-of-way within this ordinance shall mean dedicated vehicular rights-of-way. In the case of private or nondedicated streets, except Backbay Drive, a minimum setback from said streets of five (5) feet shall be required for all structures. Except for sidewalks or access drives, this area shall be landscaped according to the setback area standards from dedicated streets contained herein.

Section IV. MULTIPLE FAMILY RESIDENTIAL

The following uses and development standards apply.

A. Permitted Uses

- 1. Apartments
- 2. Condominiums
- 3. Recreation facilities
- 4. Uses appurtenant to 1 and 2 above

B. Site Density

A minimum average of 1,500 square feet of lot area shall be provided for each dwelling unit. 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 public streets divided by the total number of dwelling units.

C. Maximum Building Height

All buildings shall comply with the height restrictions established by the City for this area. The maximum height of all buildings shall be thirty-two (32) feet, and shall be measured in accordance with the Newport Beach Municipal Code.

D. Setbacks from Streets

The following minimum setbacks shall apply to all structures (not to include garden walls or fences) adjacent to 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 or preliminary site plan, review said map or plan 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 further consideration.

<u>Street</u>	<u>Setbacks from Ultimate Right-of-Way Line</u>
Pacific Coast Highway	20 feet
Backbay Drive (Private)	10 feet
Jamboree Road	20 feet

E. Setbacks from Property Lines

All setbacks listed under this section refer to property lines not affected by the requirements of Subsection D above. The minimum setback shall be five (5) feet, except there shall be at least ten (10) feet between structures on adjacent lots and no dwelling or main residential structure shall be closer than ten (10) feet to any other dwelling or main residential structure on the same lot.

F. Parking

Off-street parking for apartment uses shall be provided as follows:

Two parking spaces per dwelling unit.

A minimum of one (1) parking space per apartment unit shall be covered. Where as a fractional figure is found as a remainder in computations made to determine the number of required off-street parking spaces, said fraction shall be rounded upward.

G. Signs

One (1) double or single face primary identification ground sign per street frontage shall be allowed. Said sign shall not exceed a height of 4 feet nor an area of thirty-five (35) square feet per face. Said signs may be internally or externally illuminated and shall be subject to the review and approval of the City Traffic Engineer. Said sign may also be located on any project boundary perimeter wall, subject to the same number and area limits as mentioned above.

Secondary identification signs and directional signs, used to give direction to vehicular or pedestrian traffic are permitted. Said signs shall not exceed a height of 4 feet nor an area of twenty (20) square feet. Said signs may be internally or externally illuminated and shall be subject to the review and approval of the City Traffic Engineer.

Sign area shall mean the area enclosed by a rectangle drawn around the wording, numbers, images or logos composing the sign.

Internal directional and identification signs are permitted subject to the review and approval of the City Traffic Engineer.

H. Fences, Hedges and Walls

Fences shall be limited to a maximum height of eight (8) feet, measured from finished grade on the side of fence facing Coast Highway. Where the fence is required to protect a swimming pool, the fence shall be constructed so as to meet the requirements of the Uniform Building Code for pool safety. Wing walls, where an extension of a residential or accessory structure, may be eight (8) feet in height. At street intersections (to include driveway intersections with streets), no such appurtenance shall exceed thirty (30) inches in height above street pavement grade within the triangle bounded by the right-of-way lines prolonged.

I. Architectural Tower

One architectural tower shall be permitted in Area 2 of the Planned Community. No bells or other types of noise making devices shall be allowed in the architectural tower. Said tower shall have a maximum allowable foot print of 14 feet by 14 feet (196 sq.ft.), a maximum allowable height of 40 feet, and shall maintain the following minimum setbacks from surrounding streets:

Street	Setback from Ultimate Right-of-Way Line
East Coast Highway	200 feet
Jamboree Road	500 feet
Backbay Drive (Private)	40 feet

AMENDMENTS

1. Redesignate Area 2 from office to multi-family residential, and amend text to reflect this change. Resolution No. 90-35, adopted on April 23, 1990.
2. Permit the construction of a 40 foot high architectural tower in Area 2. Resolution No. 90-103, adopted on November 13, 1990.