

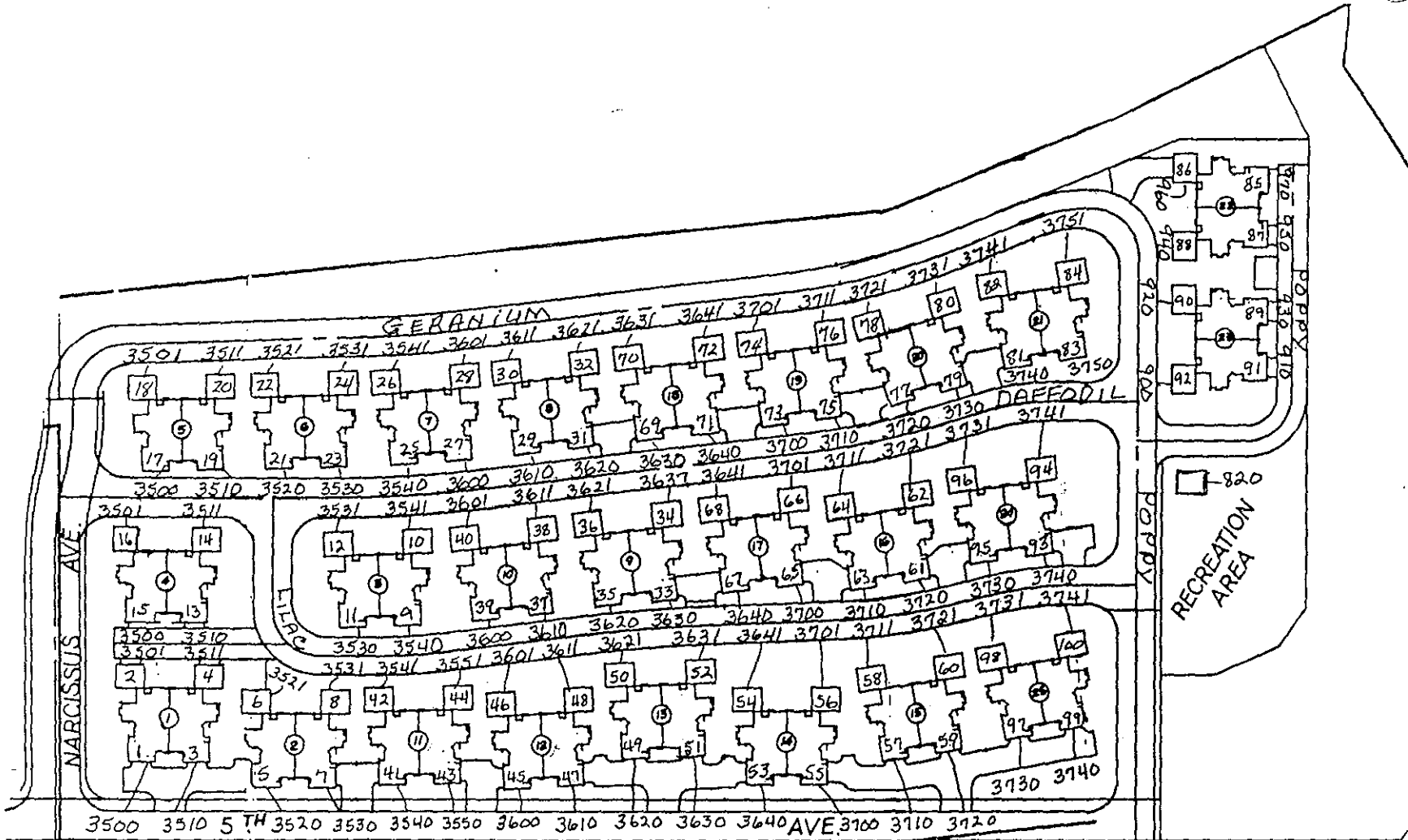
CORONA DEL MAR SENIORS PROJECT

CITY OF NEWPORT BEACH

Planned Community District Regulations

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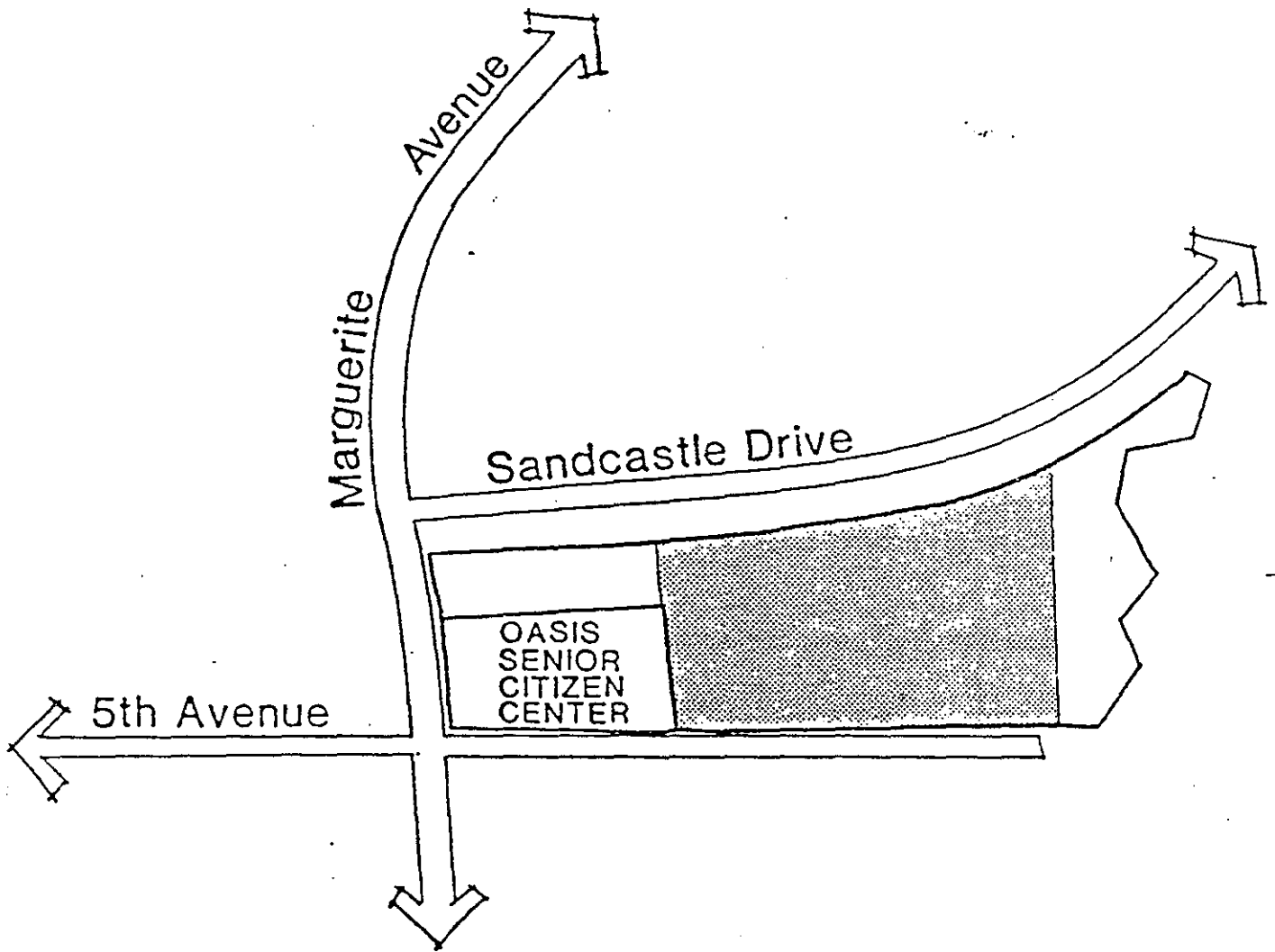



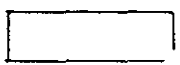
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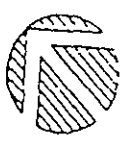
## INTRODUCTION

The Corona del Mar Seniors Project Planned Community District is located northeast of the intersection of Marguerite and Fifth Avenue in the City of Newport Beach (see map on following page). The purpose of this Planned Community (PC) District is to provide a method whereby property may be classified and developed for multiple family residential uses in accordance with the Newport Beach General Plan. 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.



| MULTI-FAMILY RESIDENTIAL   
 RECREATION/OPEN SPACE 



Not To Scale

Planned Community District

# CORONA DEL MAR SENIORS PROJECT

SECTION I. STATISTICAL ANALYSIS (For Analysis Purposes Only)

<u>Land Use</u>	<u>Gross*</u> <u>Acres</u>	<u>Buildable**</u> <u>Acres</u>	<u>Dwelling</u> <u>Units</u>
Residential Units	15.0	10.5	100 DU's

\* Defined as area within property boundaries.

\*\*Defined as the entire site within the project boundary excluding streets, park dedication, areas with existing slopes greater than 2:1 and natural floodplain.

Density

Dwelling Units per Gross Acre: 6.7  
 Dwelling Units per Buildable Acre: 9.5

General Plan Designation

The Land Use Element of the Newport Beach General Plan designates this site Multiple Family Residential which allows up to 15 dwelling units per buildable acre. This density is conditioned upon the implementation of a seniors housing project reserved for persons of 55 and over. State law may further restrict occupancy of this project to persons age 62 and over.

## SECTION II: GENERAL NOTES

1. Project Description  
The Planned Community District encompasses 15.0 gross acres for multiple family residential development and open space.
2. Park Standards  
Park requirements shall be in accordance with the Park Dedication Ordinance.
3. Water Service  
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. 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.

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 the Housing Element of the General Plan.

11. Exposed slopes, if any, shall be stabilized as soon as possible to reduce erosion.

12. A community association will be established and will be responsible for maintenance of alleys, paved and landscaped areas between alleys and garage structures, and common areas.

13. Sidewalks may be permitted abutting the curb or in connection with a landscaped parkway.



### SECTION III. DEFINITIONS

The following definitions apply to the residential development standards contained in this Ordinance.

1. Buildable Acreage  
Buildable Acreage shall mean the entire site area within the project boundary excluding streets, park dedication, areas with existing natural slopes greater than 2:1, and natural floodplains.
  
2. Cluster Unit 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 minimum for the district but the density of the overall development meets the required standard.

## SECTION IV. MULTIPLE FAMILY RESIDENTIAL STANDARDS

It is the intent of this regulation to provide residential housing for seniors and related community facilities.

### A. Uses Permitted

1. Cluster unit developments, as defined in Section III, Definitions.
2. Condominiums/Townhomes.
3. Temporary model complex and appurtenant uses.
4. Recreational facilities.
5. Security entry gates.
6. Signs (as per City Code and as provided in Section V of this Planned Community Text).

### B. Attached Residential Standards

The following standards apply to cluster unit developments, duplexes, condominiums and townhomes.

1. Maximum Height Limits
  - a. All buildings shall be in accordance with the 24/28 ft. Height Limitation Zone.
  - b. Chimneys and vents shall be permitted as set forth in Section 20.02.060 of the Municipal Code.
2. Setbacks from Streets
  - a. A fifteen (15) foot minimum setback from Fifth Avenue measured from property line shall apply to all structures (not to include garden walls or fences). Open parking shall be permitted in setback area. A minimum of ten (10) feet setback measured from the property line shall apply to all garden walls and fences.
  - b. A minimum setback of five (5) feet shall be required for all structures from private or non-dedicated streets measured from back of curb.
  - c. Garages with direct access to public or private streets shall be setback either from five (5) to eight (8) feet average or a minimum of twenty (20) feet measured from the property line (public streets) or curb line (private streets), or in the event that sidewalks are constructed, from back or sidewalk. A minimum of eighteen (18) feet measured from the property line, or in the event that sidewalks are constructed, from back of sidewalk shall be permitted with roll-up or other type of garage doors approved by the City Traffic Engineer. Additional garage spaces in excess of two (2) spaces need not meet the above criteria.

3. Setbacks from Structures

All main residential structures on the same lot shall be a minimum of eight (8) feet apart. This shall be measured from face of finished wall to face of finished wall.

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

4. Setbacks from Perimeter Property Lines Other Than Fifth Avenue

Twenty (20) feet from property line.

5. Fences, Hedges and Walls

Fences shall be limited to a maximum height of eight (8) feet, except within the front yard setback where fences, hedges and walls shall be limited to three (3) feet. Wing walls, where an extension of a residential or accessory structure is to be constructed may be eight (8) feet in height. Retaining walls are not considered to be wing walls. At street intersections, no such appurtenance shall exceed two (2) feet in height measured from curb height 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. The above applies except where noise attenuation is required.

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 the covered area.

6. Architectural Features

Architectural features, such as but not limited to cornices, eaves, and wingwalls may extend two and one-half (2 1/2) feet into any front side or rear yard setback.

7. Parking

A minimum of 2.0 parking spaces per unit shall be required including one covered space. One of the required spaces may be permitted on the driveway of the residence, providing that said driveway has a minimum length of twenty (20) feet, measured from back or curb, or in the event that sidewalks are constructed, from back of sidewalk. In addition .5 parking spaces per dwelling unit shall be provided. Guest parking may be provided on street or in bays.

8. Site Area

For each dwelling unit on any lot there shall be a minimum 3,000 square feet of lot area.

9. Private Recreation Facilities

Height limit specified in Section B shall apply. There shall be at least fifteen (15) feet between any private recreation structure and the property line on any adjacent residential structure.

## SECTION V. SIGNS

Future facilities signs of the type shown in the following exhibit shall be permitted.

(SEE ORIGINAL DRAWING)

SIGN TYPE G

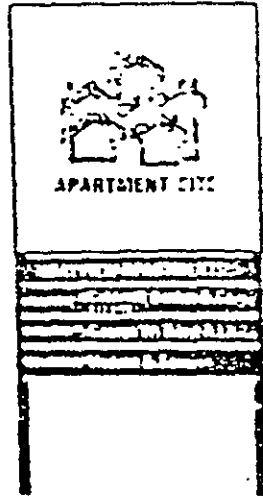
**FUTURE FACILITY SIGN:** A sign which informs the viewer, through symbol and verbal reinforcement, of the type of facility planned for a community.

**POLICY:** The sign shall identify facilities which are planned to be constructed in the immediate future. General symbols, designed to identify and not to advertise, will be used. 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).



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