

**BAYVIEW LANDING**  
**PLANNED COMMUNITY DISTRICT REGULATIONS**

Adopted September 18, 1992  
Ordinance No. 92-38  
Amendment No. 767

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

## TABLE OF CONTENTS

		<u>Page No.</u>
Introduction		1
Section I	General Notes	4
Section II	Restaurant Development Standards	7
Section III	Health Club Development Standards	8
Section IV	Senior Residential Development Standards	9
Section V	Park	10
Section VI	Signs	11

## List of Figures

Figure I	General Site Location	2
Figure II	Land Use Plan	3
Figure III	Statistical Analysis	6

## INTRODUCTION

### PURPOSE

The Bayview Landing Planned Community (P-C) District Regulations have been developed in compliance with the City of Newport Beach General Plan. This P-C has also been developed pursuant to Chapter 20.51 of the Newport Beach Municipal Code.

The purpose of these District Regulations is to provide for the development of the site as a coordinated, comprehensive project. This will take advantage of the superior environment which results from community planning.

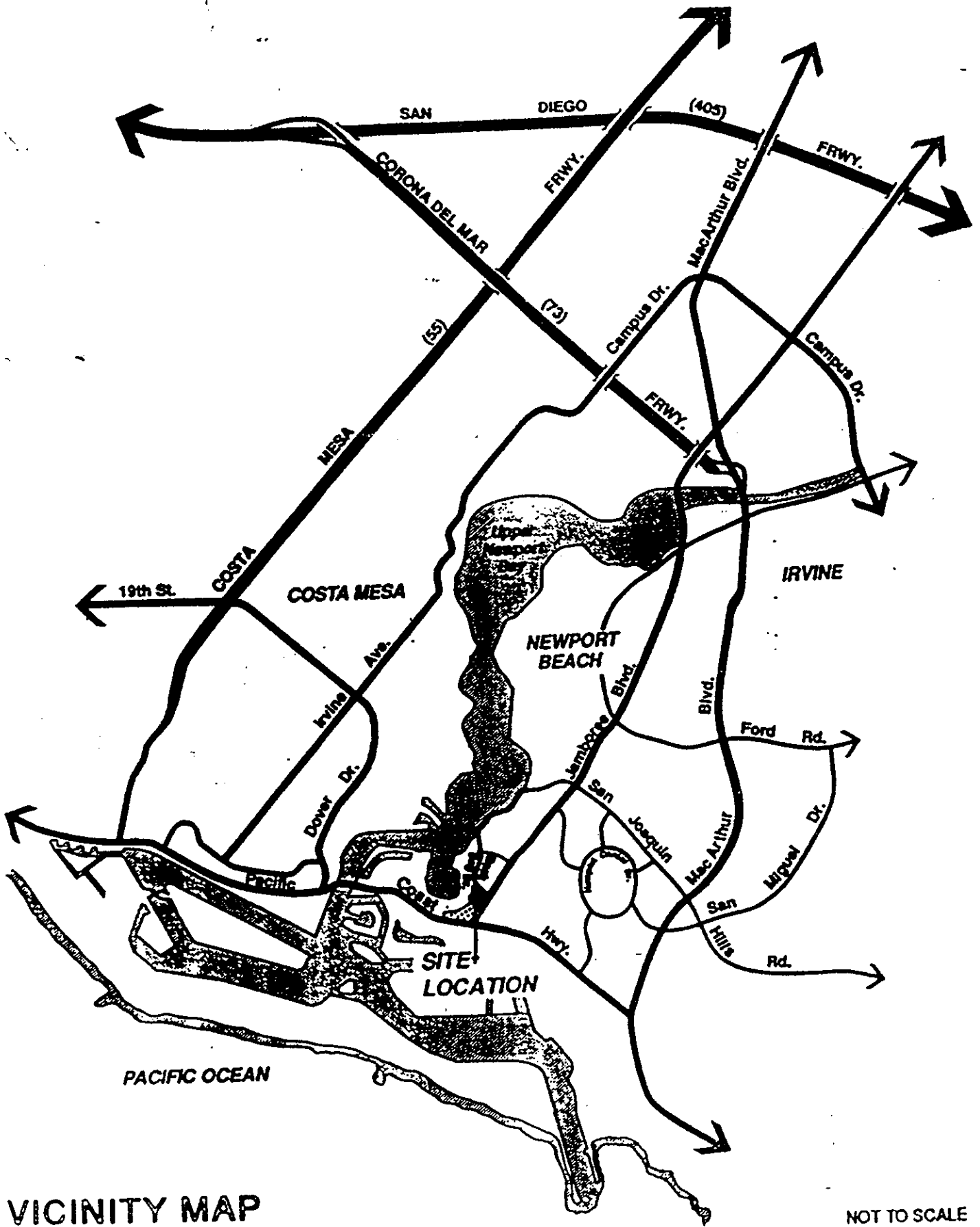
Whenever the regulations contained conflict with the regulations of the Newport Beach Municipal Code, the regulations contained herein shall take precedence. The Municipal Code shall regulate this development when such regulations are not provided within these District Regulations. All development within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

### INTENT

It is the intent of this P-C District to permit the development of the Bayview Landing site for restaurant or health club and associated uses and open space uses.

### LOCATION

Bayview Landing is bounded by Back Bay Drive to the north, PCH to the south, Jamboree Road to the east and Newport Dunes to the west.

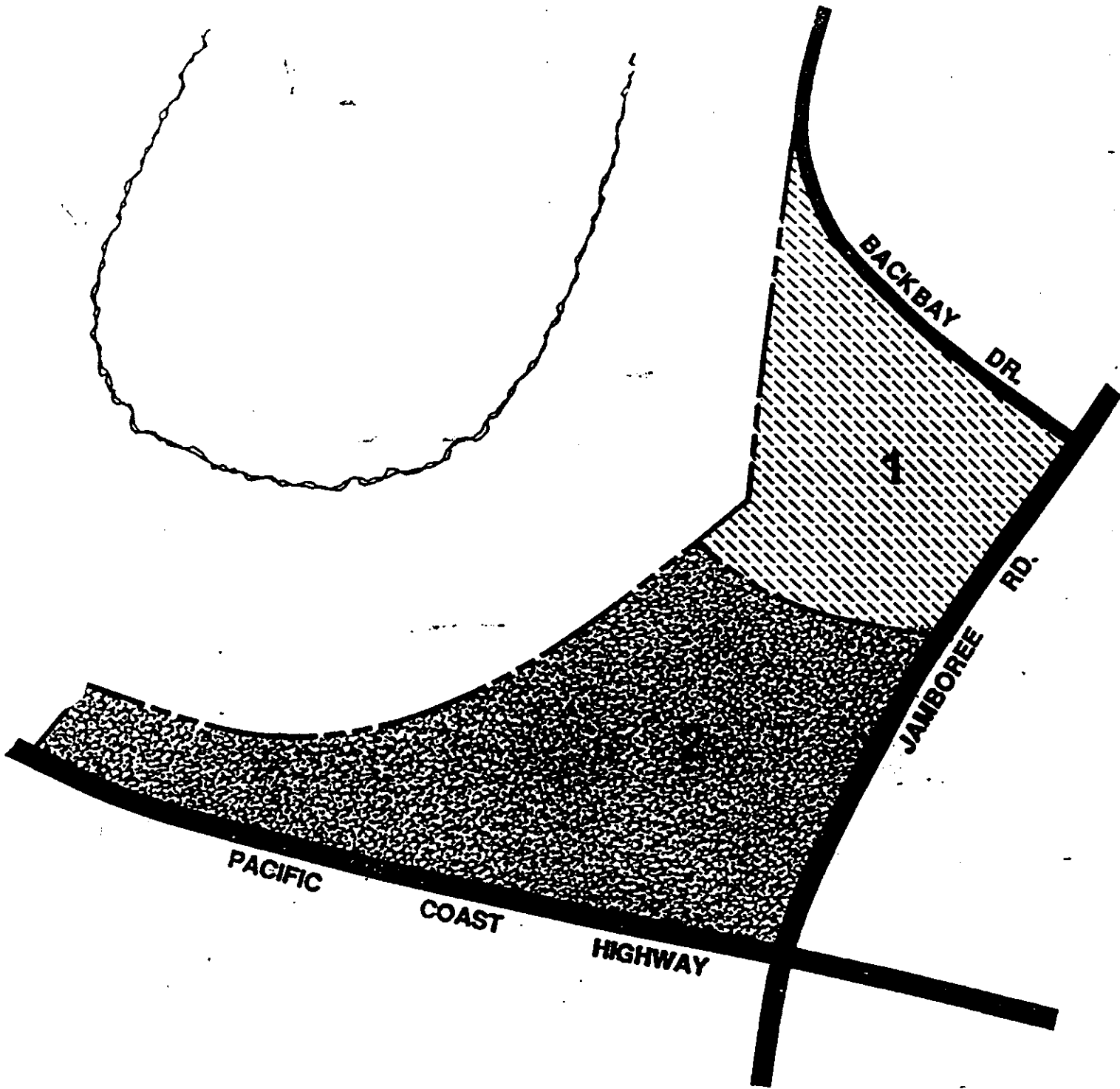



**VICINITY MAP  
BAY VIEW LANDING**

NOT TO SCALE



133



-  RESTAURANT/HEALTH CLUB/SENIOR RESIDENTIAL
-  OPEN SPACE/PARK

**LAND USE PLAN  
BAY VIEW LANDING**

## SECTION I

### GENERAL NOTES

1. WATER SERVICE

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

2. SEWAGE DISPOSAL

Sewage disposal facilities within the Planned Community will be provided by the City of Newport Beach and 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.

3. SCREENING

All mechanical appurtenances on building rooftops and utility vaults shall be screened from street level view, pedestrian area views at the proposed view park, and from nearby residential uses in a manner compatible with the building materials.

4. FIRE ACCESS

Fire equipment access shall be approved by the Fire Department.

5. CONSERVATION

Water conservation design features shall be incorporated into building construction.

6. REFUSE COLLECTION AREAS

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

7. TELEPHONE, GAS, AND ELECTRICAL SERVICE

All "on-site" gas lines, electrical lines, and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties from street level views.



### FIGURE III

#### STATISTICAL ANALYSIS

##### **Bayview Landing**

<u>Type</u>	<u>Area</u>	<u>Acreage</u>	<u>Maximum Sq. Footage</u>
Restaurant, bar and theater/nightclub		5.0	10,000 sq. ft.
Health Club	1*	5.0*	40,000 sq. ft.
Senior Residential	1*	5.0*	120 Units
Open Space/Park	2	<u>11.1</u>	
<b>Total</b>		<b>16.1</b>	

\* Restaurant, bar, theater/nightclub, health club and senior residential uses are intended as alternatives in Area 1. Only one of these three uses may be implemented. In the event senior residential is developed on this site, 30,000 S.F. of retail may be transferred to Fashion Island.

## **SECTION II**

### **RESTAURANT DEVELOPMENT STANDARDS**

Restaurant, bar and theater/nightclub use shall be subject to a Use Permit.

Applicable development standards shall be determined at a later date and shall be subject to review and approval by the City of Newport Beach.

Except as otherwise stated in this ordinance the requirements of the Newport Beach Zoning Codes shall apply.

## **SECTION III**

### **HEALTH CLUB DEVELOPMENT STANDARDS**

Health club use shall be subject to a Use Permit.

Applicable development standards shall be determined at a later date and shall be subject to review and approval by the City of Newport Beach.

Except as otherwise stated in this ordinance the requirements of the Newport Beach Zoning Codes shall apply.

**SECTION IV.**

**SENIOR RESIDENTIAL DEVELOPMENT STANDARDS**

Senior Residential use shall be subject to a Use Permit.

It is the intent of these standards to allow for an affordable senior housing project and ancillary uses.

Applicable development standards shall be determined at a later date and shall be subject to review and approval by the City of Newport Beach.

Except as otherwise stated in this ordinance the requirements of the Newport Beach Zoning Codes shall apply.

## **SECTION V**

### **PARK**

The park is intended to be passive in nature, characterized by low intensity uses. It is intended that the physical nature of the park be a natural setting with unobtrusive additions and minimal lighting. Some low level lighting may be allowed pursuant to City review for security purposes.

The park area may be graded to improve the view of Newport Bay and its surrounding area from East Coast Highway.

## **SECTION VI**

### **SIGNS**

A sign program for Bayview Landing, approved by the Irvine Company shall be submitted for review and approval by the Planning Commission.