

Santa Barbara Residential Planned Community District Regulations

**Newport Beach, California
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TABLE OF CONTENTS

SANTA BARBARA RESIDENTIAL PLANNED COMMUNITY DISTRICT REGULATIONS

	<u>Page</u>
Introduction	3
Project Description	3
Section I Uses and Development Standards.....	7
Section II General Notes	11
 <u>List of Figures</u>	
Figure I General Site Location.....	5
Figure II Land Use Plan.....	6
Figure III Site Plan.....	12

INTRODUCTION

The subject of this document is a 4.25-acre parcel on Santa Barbara Drive that has been designated as “Santa Barbara Residential Planned Community District” on the *Districting Map for the City of Newport Beach*. The designation was adopted to allow the development of 79 condominium units. The Santa Barbara Residential Planned Community District designation and “Santa Barbara Residential Planned Community District Development Regulations” have been adopted consistent with Chapter 20.35, “Planned Community District”, of the Newport Beach Zoning Code.

The project site is designated Multi-Family Residential in the Land Use Element of the General Plan. This designation permits both single-family and multiple-family dwellings. The 4.25-acre parcel will be developed consistent with the General Plan and with regulations set forth herein and with all applicable ordinances, standards, and policies of the City of Newport Beach.

The subject property is located within the Coastal Zone and development pursuant to this PC Text will require a Coastal Development Permit from the California Coastal Commission.

The general site location and land use plan for the subject property are set forth in Figure I.

PROJECT DESCRIPTION

The 4.25-acre site is currently being used as a tennis club operated by the Newport Beach Marriott Hotel. There are eight outdoor tennis courts, a clubhouse and ancillary uses on the property which are surrounded by landscaping on all sides. The subject property has a relatively flat terrain, and slopes down to the west. Vehicle and pedestrian access to the site is provided by a driveway on Santa Barbara at the southeasterly corner of the site. The site is bordered to the east by Santa Barbara Drive, to the north and west by the Newport Beach Country Golf Course and to the south by the Newport Beach Marriott Hotel. Across Santa Barbara Drive and Newport Center Drive to the east are the Pacific Financial Plaza and the Colony Condominiums.

The project consists of three separate buildings housing a total of 79 residential condominium units with eight different floor plan options, ranging from 2,363 to 4,018 square feet in size. All existing improvements will be demolished and removed for the development of the proposed project. The architecture of the project would be of old world Mediterranean hillside homes with bold colors, rich detailings and generous use of decks and Juliet balconies. Large expanses of glass, decks and balconies will be used to take advantage of ocean views.

Access to the new residential development will be via two driveways from Santa Barbara Drive. The main entrance is designed to provide access for the residents and guests of the two most southerly buildings and the parking garages. The second driveway is designed

for the residents and guests with access to the most northerly building and the underground parking garage. The project is designed with two subterranean parking levels, with 201 parking spaces for residents and guests.

The proposed project would provide approximately 79,140 square feet of open space throughout the development and approximately 21,300 square feet of recreation area consists of passive uses such as meandering walkways, water fountains, and seating areas with barbeques.


The adoption of PC zoning district would allows the site to be developed with flexibility in establishing development standards such as minimum front, rear, and side yard dimensions and density, as set forth in the PC Development Plan.

Figure I – General Site Location



Figure II – Land Use Plan



 Residential

NOT TO SCALE

SECTION I

USES AND DEVELOPMENT STANDARDS

1. Area of Development

Total Area: 4.25 Acres

2. Permitted Uses

- A. Condominiums
- B. Recreation Facilities Ancillary to Residential Uses
- C. Parking lots, structures and facilities

3. Density

Total allowed density: 79 units (18.59 units/gross acre)

Building I: 27 units
Building II: 31 units
Building III: 21

4. Floor Area Ratio

Floor Area Ratio 1.9

5. Maximum Buildable Area

Maximum number of dwelling units for the residential development shall not exceed 79 dwelling units (1.9 FAR).

6. Building Height

The maximum permissible height of the development shall be sixty-five (65) feet at the mid-point of the roof measured in accordance with Chapter 20.65, "Height Limits", of the City of Newport Beach Zoning Code.

7. Building Setbacks

- A. Front Setback 15' minimum
- B. Side Setback 7' minimum
- C. Rear Setback 13'
- D. Parking Structure 3' minimum for each one (1) foot or fraction thereof that the parking structure

extends above adjoining grade.

8. Signs

A sign program for the Santa Barbara Residential Planned Community, approved by The Irvine Company shall be submitted for review and approved by the City of Newport Beach Planning Director or their designee.

9. Parking

A total 201 parking spaces shall be provided for the development. A minimum of 2 parking spaces shall be provided per unit. In addition, guest parking shall be provided at a minimum rate of 0.5 spaces per unit. Guest parking will be provided in the parking structure, in a manner acceptable to the City Public Works Department.

Building I: 70 spaces (55 resident + 15 guest)
Building II: 78 spaces (62 resident + 16 guest)
Building III: 53 spaces (42 resident + 11 guest)

Required off-street parking shall be provided on the site of use served, or on a common parking area in accordance with applicable off-street parking requirements of the City of Newport Beach Zoning Ordinance.

10. Vehicular Access

The development will take vehicular access from two driveway curb cuts. A main entrance will be provided for residents and guests to access the two most southerly buildings and garage and a secondary driveway will provide residents and guests access to the most northerly building and parking garage.

11. Landscaping & Irrigation

Plants shall be adapted to the coastal climate of Newport Beach and appropriate to the specific soil, topographic, and sun/shade conditions of the project site. Drought-tolerant plants shall be used to the maximum extent practicable. Plant species having comparable water requirements shall be grouped together for efficient use of irrigation water. All plant materials shall conform to or exceed the plant quality standards of the latest edition of American Standard for Nursery Stock published by the American Association of Nurserymen, or the equivalent. Plants shall conform to the Newport Center Master Plan where applicable. Plant

selection shall be harmonious to the character of the project and surrounding projects.

Minimum Landscape Requirements

- Landscaping shall incorporate current street tree species along Santa Barbara Drive.
- Landscape shall incorporate the current species of plants within R.O.W. on Santa Barbara Drive.
- At least ten (10) percent of the project site area shall be landscaped.
- Planting areas adjacent to vehicular activity shall be protected by a continuous concrete curb or similar permanent barrier.
- Landscaping shall be located so as not to impede vehicular sight distance to the satisfaction of the City Traffic Engineer.
- All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape and irrigation plans. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance. The property owner shall execute and record a restrictive covenant and agreement which grants assurance to the City that the landscaping and irrigation system is properly maintained in accordance with the approved plans.
- Landscape planting and irrigation plans and specifications shall be submitted by the applicant for review and approval by the Building Department or Planning Department prior to the issuance of a building permit.

Irrigation Guidelines

An irrigation system shall be installed and shall incorporate appropriate locations, numbers, and types of sprinkler heads and emitters to provide appropriate amounts of water to all plant materials. Application rates and spray patterns shall be consistent with the varying watering requirements of different plant groupings.

Irrigation systems and controls shall include technology that minimizes over watering by either: (a) directly measuring soil moisture levels, plant types, and soil types and adjusting irrigation accordingly; or, (b) receiving weather information on a least a daily basis via satellite or similar transmission and adjusting irrigation accordingly. The irrigation system shall be designed so as to prevent over-watering and minimize overspray and runoff onto streets, sidewalks, driveways, buildings, fences, and windows consistent with water conservation and pollution run-off control objectives.

12. Refuse Collection Area

- A. All refuse collection areas shall be visually screened from access streets and adjacent property. Said screening shall form a complete opaque screen.
- B. No refuse collection area shall be permitted between a frontage street and the building line.

13. 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.

14. Grading

Grading of the development area shall be conducted and undertaken in a manner both consistent with applicable grading manual, standards and ordinances of the City of Newport Beach and in accordance with a grading plan approved by the City of Newport Beach Building Department.

15. Lighting

Lighting of building interior common areas, exteriors and parking areas shall be developed in accordance with City Standards and shall be designed and maintained in a manner which minimized impacts on adjacent land uses including The Colony. Nighttime lighting shall be limited to that necessary for security. The plans for lighting shall be prepared and signed by a licensed electrical engineer and shall be subject to review and approval of the City Planning Director or their designee.

16. Screening

All mechanical appurtenances on building roof tops and utility vaults shall be screened in a manner meeting the approval of the Director of Planning or their designee.

SECTION II

GENERAL NOTES

1. Water service to the Planned Community District will be provided by the City of Newport Beach.
2. Sewage disposal service facilities to the Planned Community District will be provided by Orange County Sanitation District No. 5.
3. Development of the subject property will be undertaken in accordance with the flood protection policies and requirements of the City of Newport Beach.
4. Grading and erosion control provisions shall be carried out on all areas of the Planned Community in a manner meeting the approval of the Director of Community Development.
5. Except as otherwise stated in this Ordinance, the requirements of the Newport Beach Zoning Ordinance shall apply.
6. The contents of this text notwithstanding, all construction within the boundaries of this Planned Community District shall comply with all provisions of the City of Newport Beach's Uniform Building Code and the various mechanical codes related thereto.
7. All mechanical appurtenances on building roof tops and utility vaults shall be screened from view in a manner meeting the approval of the Director of Community Development.
8. Prior to the issuance of grading permits the area shall be examined to determine the existence and extent of archaeological and paleontological resources in accordance with the adopted policies of the City of Newport Beach.

Figure III – Site Plan