

**THE IRVINE COMPANY**

WESTCLIFF GROVE  
CITY OF NEWPORT BEACH  
MARCH 1977

**PLANNED COMMUNITY DISTRICT REGULATIONS**

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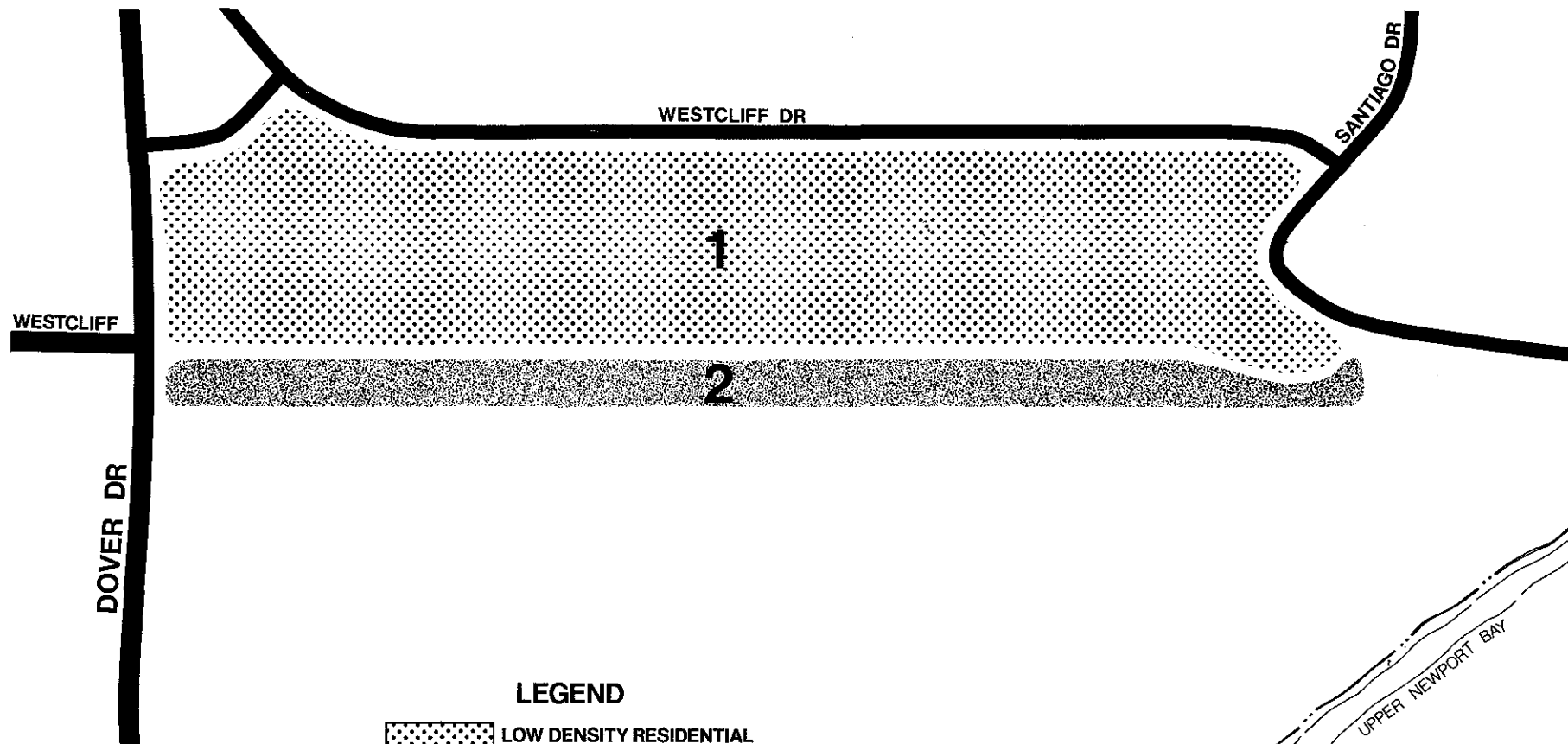
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## **INTRODUCTION**

The Westcliff Grove PC (Planned Community) District for the City of Newport Beach has been developed in accordance with 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 used for residential development. The specifications of this district are intended to provide adopted standards for the development of the PC area.

Except as expressly stated within the text of this PC (Planned Community) Ordinance, all applicable provisions and requirements of the City of Newport Beach Zoning Law shall apply.



**LEGEND**

-  LOW DENSITY RESIDENTIAL
-  WINDROW BICYCLE TRAIL

**THE IRVINE COMPANY**

**WESTCLIFF GROVE**  
LAND USE PLAN

MARCH 77

0 100' 300'



## SECTION I. STATISTICAL ANALYSIS

### WESTCLIFF GROVE

| <u>Type</u>                  | <u>Area</u> | <u>Acres</u> | <u>Du/Ac.</u> <sup>1</sup> | <u>DU</u> | <u>Persons<br/>Per/DU</u> | <u>Maximum<br/>Population</u> |
|------------------------------|-------------|--------------|----------------------------|-----------|---------------------------|-------------------------------|
| Low Density<br>Residential   | 1           | 8.9          | 2.9                        | 29        | 3.60                      | 104                           |
| Public Park/<br>Trail System | 2           | 1.5          |                            | —         | —                         | —                             |
| <b>TOTAL</b>                 |             | <b>10.4</b>  |                            | <b>29</b> | <b>3.60</b>               | <b>104</b>                    |

| <u>Acreage</u>                       | <u>Acres</u> |
|--------------------------------------|--------------|
| Lots 1-29 (Single-family)            | 5.4          |
| Lot A (Tree row and Trail)           | 1.5          |
| Lot B, C, D (Flood Control Easement) | 1.3          |
| Public Streets                       | 2.2          |
| <b>TOTAL</b>                         | <b>10.4</b>  |

<sup>1</sup>This figure includes Residential Acreage, plus Interior Streets, Treerow and Trail System, and the Flood Control Channel.

## **SECTION II. GENERAL**

### **Location**

The Westcliff Grove community encompasses approximately 10.4 gross acres in the City of Newport Beach. The community is generally bounded by Westcliff Drive on the north, Santiago Drive on the east, a Eucalyptus windrow on the south and Dover Drive on the west.

### **Land Uses**

The Planned Community is designated for development as low-density residential within Area 1 of the PC. In addition, Area 2 of the PC is designated for development as a public park/trail system which will include a major portion of the existing scenic Eucalyptus windrow.

The development of the Westcliff Grove community will generate an estimated maximum population of 104 persons.

### **Schools**

The existing school facilities in the Newport Heights and Westcliff areas will be capable of accommodating the anticipated school children from the Westcliff Grove area.

### **Recreation**

The maximum population of 104 persons will be generated by the development of single family dwellings in Westcliff Grove. The City of Newport Beach Park Standards require .20 acres of park land be set aside for an estimated population of 104 persons.

The developer proposes the dedication of a 1.5 acre public park to the City of Newport Beach in conjunction with development of Westcliff Grove. This parcel will be utilized for a public pedestrian/bicycle trail which will provide a link to the City trail system from Dover Drive to Santiago Drive. The park will include the scenic Eucalyptus windrow existing on the site.

Nearby public park land in Westcliff, Dover Shores and Newport Heights is also available to the Westcliff Grove community.

### **SECTION III. GENERAL NOTES**

1. The builder and developer affiliates will cooperate with the public utility companies energy conserving guidelines and programs in effect at the time of issuance of building permits.
2. The existing landscape vegetation along the GO-2 storm drain channel on the northeast boundary of the Westcliff Grove project will be preserved to the degree possible during construction of public street and road improvements required in conjunction with the project.
3. No portion of this text withstanding, all construction within this Planned Community shall comply with the regulations of the Uniform Building Code as adopted by the City of Newport Beach.

## **SECTION IV. DEFINITIONS**

The following definition refers to the permitted uses described in this Planned Community ordinance.

1. **Conventional Subdivision on a Planned Community Concept**

A conventional subdivision of detached dwellings and their accessory structures on individual lots where the lot size may be less than the required average for the District but where the density for the entire subdivision meets the required standards and where open space areas are provided for the enhancement and utilization of the overall development.

## **SECTION V. LOW DENSITY RESIDENTIAL**

The residential community to be developed in Area 1 of the PC must be developed as per the following standards. Where certain development standards are not specifically addressed herein, the appropriate sections of the City of Newport Beach Zoning Regulations shall apply.

### **A. Permitted Uses**

1. Single family dwellings.
2. Conventional subdivisions and conventional subdivisions on a planned community concept.
3. Community recreational facilities and structures.
4. One (1) on-site unlighted sign, not exceeding two (2) square feet in area, to advertize the lease, rental or sale of the property upon which it is located. Such sign may show only the name, address and telephone number of the owner, but shall not show the name, address, telephone number or any other description or identification of any person, firm or corporation other than the owner of said property.
5. Accessory buildings, structures and uses where related and incidental to a permitted use.

### **B. Minimum Lot Size**

The minimum lot size permitted within Area 1 of the Westcliff Grove PC shall be 5,000 square feet.

### **C. Maximum Building Height**

The maximum building height permitted within the PC area shall be 24/28 feet as measured in accordance with the Newport Beach Municipal Code.

### **D. Setbacks from Property Lines**

The following setbacks shall apply to all structures excluding garden walls or fences. Said setbacks are to be measured from the adjoining property lines and the ultimate right-of-way lines adjacent to the dedicated vehicular rights-of-way.

The structures within Area 1 of the Planned Community shall maintain the following minimum setbacks from property lines and ultimate right-of-way lines:

#### **1. Front Yard**

Twenty (20) feet for all dwelling structures, and garages facing the access street.

Ten (10) feet for garages with non-accessible structure walls facing the access street.

2. Side Yard

Five (5) feet. Provided that in the event that all lots are developed by one builder, the Director of Community Development may approve a zero sideyard concept provided that a total of ten (10) feet be provided on each lot.

The utilization of the zero lot line configuration will require that there shall be no window or doorway openings in the dwelling structure on the common property line and that a minimum ten (10) foot clearance is maintained between adjacent dwelling structures.

3. Rear Yard

Ten (10) feet.

E. Fences, Hedges and Walls

Fences shall be limited to a maximum height of seven (7) 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. At street intersections, no such appurtenance shall exceed three (3) feet in height above street pavement grade 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.

F. Trellis

Open trellis and beam construction shall be permitted to attach the garage to the dwelling structure and may also extend from the dwelling to within three (3) feet of the side or rear property line. In side yards, the maximum height shall be eight (8) feet.

Trellis areas shall not be considered in calculating lot area coverage; however, trellis areas shall not exceed 25 percent of the remaining open space of a developed lot.

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.

G. Parking

Parking for residential uses shall be in the form of not less than two (2) garage spaces per family unit.

H. Maximum Site Area Coverage

The maximum site area coverage for any residential lot shall be 60 percent of such lot.

I. Architectural Features

Architectural features, limited to cornices or eaves, may extend two and one-half ( $2\frac{1}{2}$ ) feet into any front, side or rear yard setback.