

SAN JOAQUIN PLAZA
(formerly Civic Plaza)

PLANNED COMMUNITY DISTRICT
REGULATIONS

Ordinance No. 1649
Amendment No. 455
December 22, 1975

Ordinance No. 2007-20
PC Resolution No. 1739
Amendment No. PD2007-003(PA2007-151)

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AMENDMENTS

PLANNED COMMUNITY DISTRICT REGULATIONS For San Joaquin Plaza

Ordinance No. 1649, adopted by the City of Newport Beach on December 22, 1975
(Amendment No. 455)

Amendment No. 1	March 12, 1979 P.C. Amendment No. 527; Resolution No. 9517
Amendment No. 2	November 23, 1987 P.C. Amendment No. 653; Resolution No. 87-164
Amendment No. 3	January 13, 1992 P.C. Amendment No. 729; Resolution No. 92-5
Amendment No. 4	April 27, 1992 P.C. Amendment No. 755; Resolution No. 92-33
Amendment No. 5	October 9, 1995 P.C. Amendment No. 825, Resolution No. 95-115
Amendment No. 6	March 22, 2005 Code Amendment No. 2004-013; Resolution No. 1656 Ordinance 2005-3
Amendment No. 7	December 18, 2007 Amendment No. PD2007-003(PA2007-151); PC Resolution No. 1739 Ordinance No. 2007-20

INTRODUCTION

The San Joaquin Plaza Planned Community District (PC-19) for the City of Newport Beach is a part of the Newport Center Development in conformance with the Newport Beach General Plan.

The subject property is located in the northwestern area of Newport Center. It is bounded by Santa Cruz Drive on the east, San Clemente Drive on the south, and Santa Barbara Drive to the west. Surrounding uses include an existing police station, fire station, automobile dealership and service station to the west and offices uses to the north. The purpose of this Planned Community (“PC”) District is to provide a method whereby property may be classified and developed for commercial activity, professional and business offices. The specifications of this district are intended to provide flexibility in both the land use and development standards for the planned building groups.

SECTION I. STATISTICAL ANALYSIS

San Joaquin Plaza

1. Project Area

Net Acreage ¹	2.92
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2. Percentage of Site Coverage (Site Plan)

a.	Building Footprint	15-20%
b.	Parking Area	45-50%
c.	Landscape	35-40%

3. Square Footages of Uses

Art Museum	30,000 Sq. Ft.
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The shaded area in Figure 1 shows the San Joaquin Plaza Planned Community area.

1 Net Acreage Site area within the existing property lines.

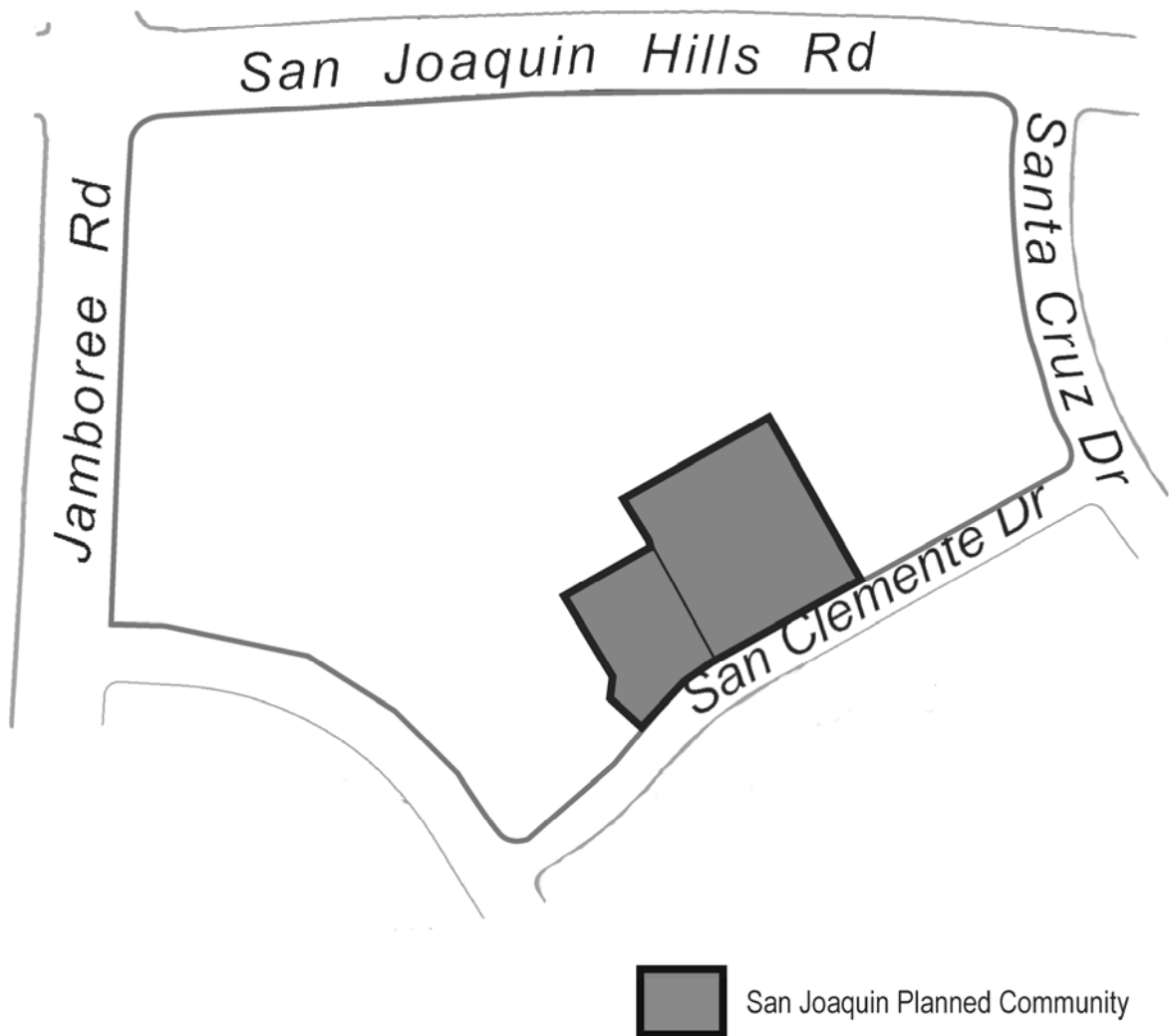


Figure 1 – San Joaquin Plaza Planned Community Area

SECTION II. GENERAL NOTES

1. Water within the Planned Community area will be furnished by the City of Newport Beach.
2. Sewage disposal facilities within the Planned Community will be provided by Orange County Sanitation District No. 5.
3. The subject property is within the City of Newport Beach. The Developer will provide the necessary flood protection facilities under the jurisdiction 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 Planning.
5. Except as otherwise stated in this Ordinance, the requirements of the Newport Beach Zoning Code shall apply.

The contents of this supplemental text notwithstanding, no construction shall be proposed within the boundaries of this Planned Community District except that which shall comply with all provisions of Newport Beach's Uniform Building Code and the various mechanical codes related thereto.

6. Parking lot lighting shall be subject to the review and approval of the Director of Planning. Parking lot lighting shall be designed in a manner so as to minimize impacts on adjacent residential areas.
7. All mechanical appurtenances on building roof tops and utility vaults shall be screened from street level view in a manner meeting the approval of the Director of Planning.
8. 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.
9. In the event that any non-office facility was to be eliminated from the project, the eliminated facility would be replaced with the equivalent amount of office space.
10. That a pedestrian and bicycle trail system be reviewed and approved by the Director of Planning.

SECTION III. CIVIC, CULTURAL, BUSINESS AND PROFESSIONAL OFFICES

A. INTENT

The intent of this district is to permit the location of a combination of civic, cultural, business and professional office uses, and support commercial activities engaged in the sale of products to the general public.

B. PERMITTED USES

The following shall be permitted:

1. Retail sales and service of a convenience nature.
2. Administrative and professional offices.
3. Restaurants, bars and theater/nightclubs. Subject to Use Permit.
4. Institutional, financial and governmental facilities.
5. Civic, cultural, commercial recreational and recreational facilities.
6. Parking lots, structures and facilities.

C. BUILDING LOCATION

All buildings shall be located in substantial conformance with the approved site plan.

D. BUILDING HEIGHT

All buildings and appurtenant structures shall be limited to a maximum height of sixty-five (65) feet.

E. PARKING

Adequate off-street parking shall be provided to accommodate all parking needs for the site. The intent is to eliminate the need for any on-street parking.

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

Parking for the museum shall be based on 3.5 spaces/1,000 square feet of gross floor area.

F. LANDSCAPING

Detailed landscaping and irrigation plans, prepared by a licensed landscape architect, licensed landscaping contractor, or architect shall be reviewed by the Director of Parks, Beaches and Recreation.

All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

1. Screening

Areas used for parking shall be screened from view or have the view interrupted by landscaping, and/or fencing from access streets, and adjacent properties.

Plant materials used for screening purposes shall consist of lineal or grouped masses of shrubs and/or trees.

2. Landscaping-Vehicle Separation

All landscaped areas shall be separated from adjacent vehicular areas by a wall or curb, at least six (6) inches higher than the adjacent vehicular area.

3. Parking Areas

Trees, equal in number to one (1) per each five (5) parking stalls shall be provided in the parking area.

G. LOADING AREAS

1. Street side loading shall be allowed providing the loading dock is screened from view from adjacent streets.

H. REFUSE COLLECTION AREAS

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

I. TELEPHONE AND ELECTRICAL SERVICE

All "on site" electrical lines (excluding transmission lines) and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

J. SIGNS

1. Building Address Sign

Building address numerals shall be a maximum of two (2) feet in height and shall be consistent with the building identification signing.

Building address number shall face the street (and/or pedestrian walkways in the case of necessity), and be located on the building so that they are visible from adjacent frontage roads and designated parking areas.

2. Project/Building Identification Sign

Project and/or building identification signs are permitted at major entry access drives from adjacent frontage streets, and adjacent to project intersection corners provided that they comply with the City of Newport Beach sight distance requirement 110-L.

The identification signage is permitted in the form of a free-standing (single or double faced) monument sign. The sign copy shall be restricted to the project or building name and street address. Individual letter heights shall not exceed eighteen (18) inches. The monument sign shall be limited to 5 feet in height and 12 feet in width as depicted on the attached sign drawings.

3. Project/Tenant Identification Signs

Project/tenant identification signs are permitted at major entry access drives from adjacent frontage streets, provided that they comply with the City of Newport Beach sight distance requirement 110-L.

The project/tenant identification signage is permitted in the form of a free standing (single or double faced) monument sign and may contain the project identification and a maximum of two tenant names. The tenant selection will be determined by the property owner or their designated management company. The tenant name shall not exceed 5 ½ inches in height and the monument sign shall be limited to 6 feet in height and 12 feet in width as depicted on the attached sign drawings.

4. Tenant Identification Signs

Tenant identification signs are permitted and are divided into two (2) categories:

- Primary Tenant
- Secondary Tenant

Tenant identification signs are to be wall-mounted graphics, consisting of individually fabricated letters. Box or "can" signs are not permitted.

The maximum number of primary tenant signs permitted on any one building elevation is two (2).

Each secondary tenant shall be limited to one (1) identification sign.

The maximum letter height of a primary tenant sign shall not exceed twenty-four (24) inches. The maximum letter height of a secondary tenant sign shall not exceed sixteen (16) inches.

Sign copy shall be restricted to identification of the person, firm, company or corporation operating the use conducted on the site.

5. General Sign Standards

- a. Signs (to include all those visible from the exterior of any building) may be lighted but no sign or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.

6. Temporary Signs

The following guidelines are intended to produce a consistent sign design for temporary signs within Newport Center. All temporary signs require the approvals of the City of Newport Beach and The Irvine Company.

Temporary signs are to identify the future site, project or facility under development on individual project sites.

Information on this sign is limited to:

- For Sale, For Lease, Future Home of, Building/Project Name, etc.
- Type or Name of Development
- Type and Area of Space Available
- Major Tenant or Developer
- Financial Institution
- General Contractor
- Architect
- Leasing Agent
- Occupancy Date
- Phone Number
- Irvine Company or Irvine Company Project Name and Logo

Location: One temporary sign is permitted on site for each frontage street. These signs may be single or double-faced and parallel or perpendicular to the roadway.

Design: All temporary signs are to be built in substantial conformance to The Irvine Company corporate design standards as shown on the following page.

Longevity: Signs can exist from the time of lease or sale of the parcel until construction and/or leasing of the facility is complete.