

CORPORATE PLAZA WEST
PLANNED COMMUNITY DISTRICT REGULATIONS

Adopted August 24, 1992
Ordinance No. 92-40
Amendment No. 770

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

Amended January 24, 2006
Ordinance No. 2005-002
PD2005-001

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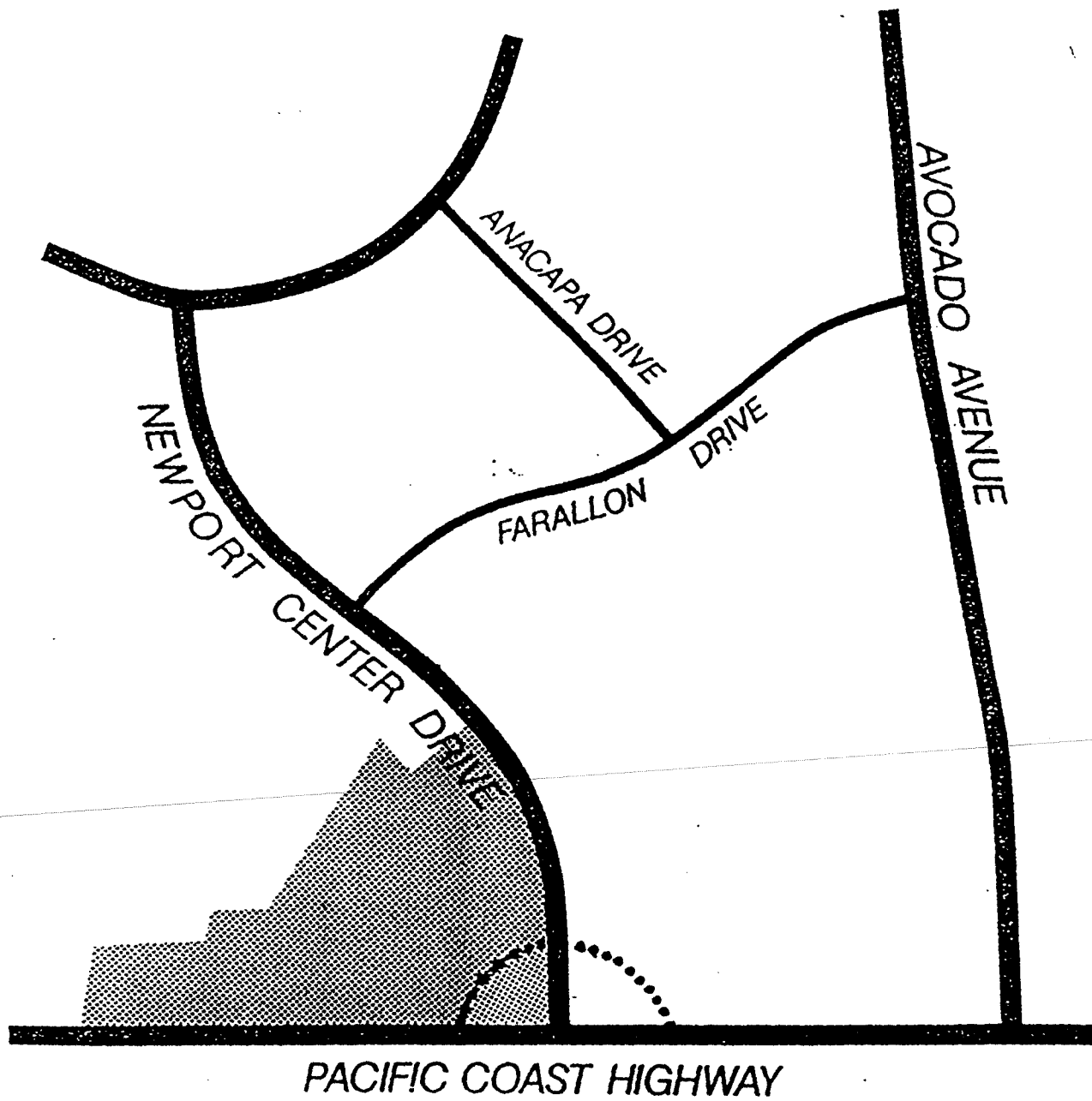
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INTRODUCTION

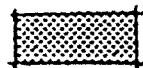
The Corporate Plaza West Planned Community District for the City of Newport Beach is a part of the Newport Center Development, and has been developed in accordance with the Newport Beach General Plan.

The purpose of this PC (Planned Community) 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 land use and development standards supportive of the development proposal contained herein while insuring compliance with the intent of all applicable regulatory codes.

Figure 1



LEGEND

 PROFESSIONAL / OFFICE / COMMERCIAL

CORPORATE PLAZA WEST

Land Use Designations

Figure 2

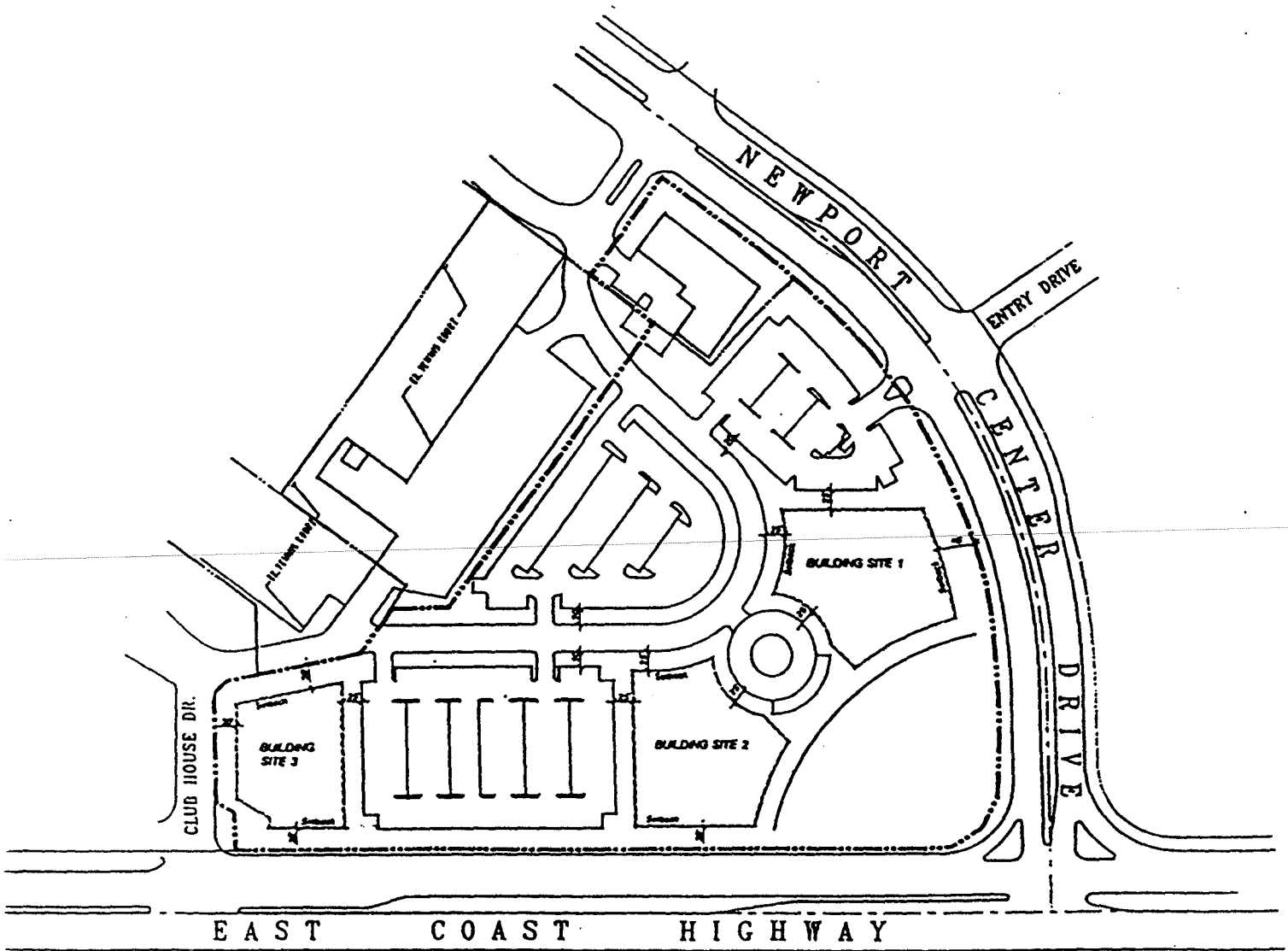
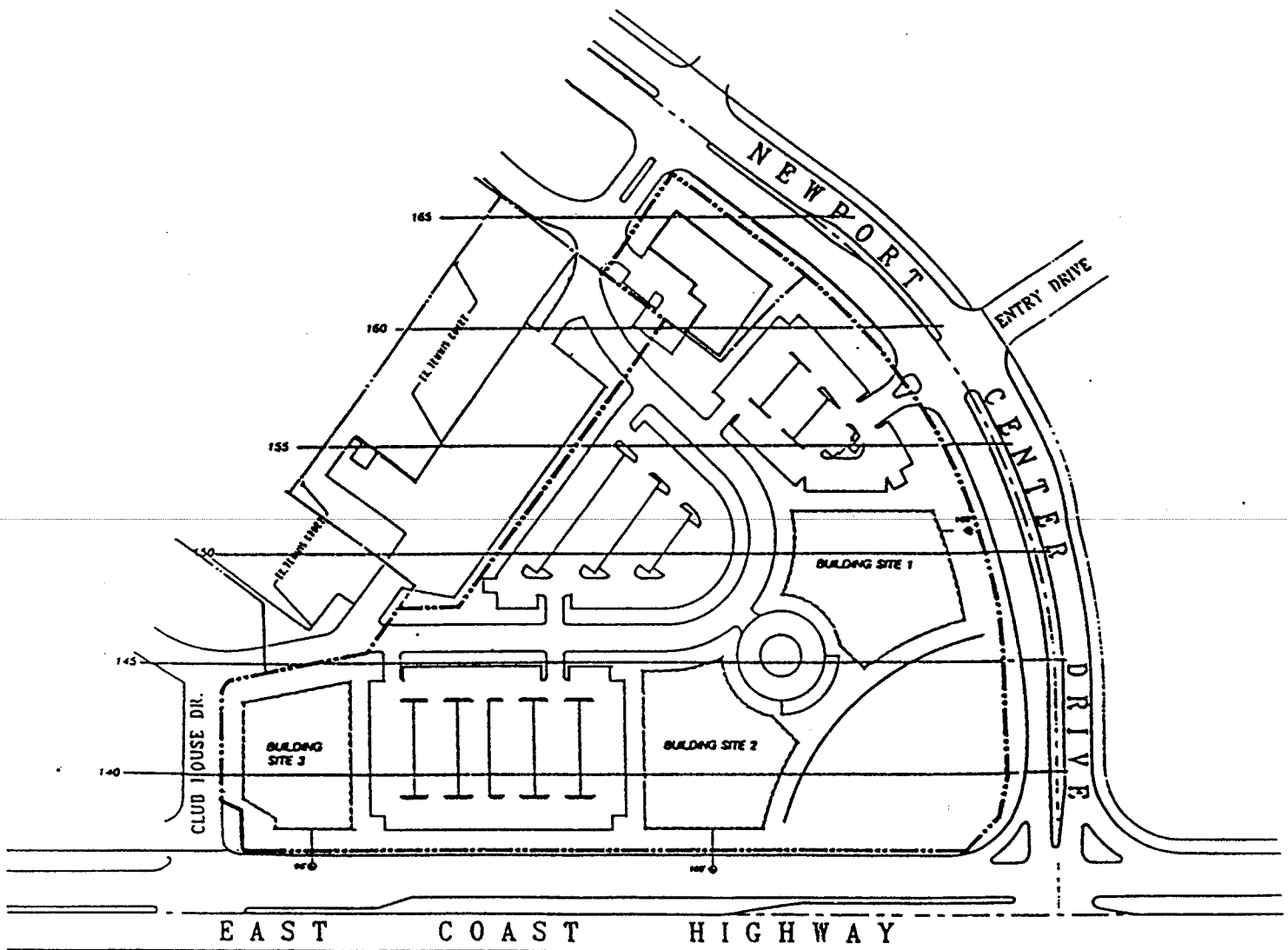


Figure 3



5

The figure shows a line graph with a fluctuating signal. An arrow points to the start of the signal. In the background, there is a book cover titled 'McLaren and Vasquez' with the subtitle 'Mathematical Modeling and Simulation'. The book cover also lists 'John Wiley & Sons' and '1991'.

SECTION I. STATISTICAL ANALYSIS

Corporate Plaza West

1. Project Area

Net Acreage	12.7
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2. Percentage of Site Coverage

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

3. Maximum building floor area will not exceed 159,688 square feet.(PD2005-001)

4. The square footage of individual building sites are tentative and subject to adjustment as long as the limitations on total development are not violated. Any adjustment in the square footages for each building site shall be reviewed and approved by the Planning Director.

5. Preliminary

Pad elevations shown are preliminary and subject to revisions which may result from a site survey and preparation, and City review and approval of the final grading plan.

SECTION II. GENERAL NOTES

1. Grading within the Planned Community area will be permitted upon securing of a grading permit.
2. Water within the Planned Community area will be furnished by the City of Newport Beach.
3. Sewage disposal facilities within the Planned Community will be provided by the City of Newport Beach and Orange County Sanitation District No. 5.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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 Planning Department.
9. 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.
10. The on-site parking, vehicular circulation and pedestrian circulation systems shall be reviewed and approved by the City Traffic Engineer.

11. The intersections at private streets and drives shall be designed to provide sight distance as specified in drawing No. STD-110-L of the City Public Works design criteria unless otherwise approved by the City Traffic Engineer. Slopes landscape, walls and other obstructions shall be considered in the sight distance requirements. Landscaping within the sight line shall not exceed twenty-four inches in height. The sight distance requirement may be modified at non-critical locations, subject to approval of the Traffic Engineer.
12. Prior to occupancy of any structures, easements for public emergency and security ingress, egress and public utility purposes should be dedicated to the City over all private streets.
13. Prior to issuance of a grading permit, the master plans of water, sewer and storm drain facilities shall be reviewed and updated to current standards and any modification or extensions to the existing storm drain, water and sewer systems shown to be required by the review shall be the responsibility of the developer unless otherwise provided for through an agreement with the property owner.
14. Location and site access designs for drives entering arterials shall require further review and approval by the Public Works Department.

SECTION III. DEFINITIONS

Advertising Surface of a Sign

The total area of the face of the sign structure, excluding supports.

Area of Elevation

Total height and length of a building as projected to a vertical plane.

Setbacks from Street Corners

Setbacks from street corners shall be established as that point of intersection of the required setback lines from access streets, prolonged to point of intersection.

SECTION IV. BUSINESS, PROFESSIONAL AND COMMERCIAL

A. Intent

The intent of this district is to permit the location of a combination of business and professional office uses, and light general 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 (excluding medical offices).
3. Restaurants, including outdoor, drive-in or take-out restaurants, bars and theater/nightclubs shall be subject to the securing of a use permit in each case. Facilities other than indoor dining establishments or those that qualify as outdoor, drive-in or take-out establishments shall be subject to the City of Newport Beach regulations covering drive-in and outdoor establishments.
4. Institutional, financial and governmental facilities.
5. Civic, cultural, commercial recreational and recreational facilities.
6. Parking lots, structures and facilities.
7. Drive-up teller units, subject to the review of the on-site parking and circulation plan by the City Traffic Engineer and approved by the Planning Department.

C. Building Location

All buildings shall be located in substantial conformance with the approved site plan and in compliance with sight distance as established in City Standard Drawing No. 110-L.

D. Building Height

All buildings and appurtenant structures shall be limited to a maximum height of thirty-two (32) feet provided further that they extend no higher than the extension of the sight plane established by Ordinance No. 1596 for Corporate Plaza.

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.

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 shall be installed and maintained so as not to penetrate the extension of the Sight Plane established for the Corporate Plaza Planned Community in Ordinance No. 1596 and obstruct sight distance as established by City Standard Drawing No. 110-L.

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. Storage Areas

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

I. 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.
3. Screen areas shall not interfere with the required sight distance per City Standard Drawing No. 110-L.

J. Telephone and Electrical Service

All "on site" electrical lines (excluding transmission lines) and telephone lines shall be placed underground. Transformer, terminal equipment, detector checks and fire service facilities shall be visually screened from view from streets and adjacent properties, and shall meet the requirements of City Standard Drawing No. 110-L.

K. Signs

1. Building Address Sign

Building address numerals shall be a maximum of two (2) feet and a minimum of one (1) foot 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, provided that they comply with the City of Newport Beach site 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.

3. 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.

4. 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.

5. 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.