

CORONA DEL MAR HOMES
Planned Community District Regulations

Approved - March 26, 1984

Amended - September 26, 1985

Amended - August 25, 1986

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INTRODUCTION

The Corona del Mar Homes Planned Community District for the City of Newport Beach is in conformance with the Newport Beach General Plan.

The purpose of this Planned Community (PC) District is to provide for the zoning classification and development of the subject property in accordance with the development standards set forth herein. The Corona del Mar Homes Planned Community District Regulations consist of one classification of land use. The land use will be residential, utilizing a character of single family and duplex housing types, architecture and density, and other community facilities compatible therewith.

Planned Community Development Standards for Corona del Mar Homes Ordinance No. 84-7
adopted by the City of Newport Beach, March 26, 1984

- (1) Planned Community Text Amendment No. 1, dated September 23, 1985,
eliminating the third off-street parking space requirement on two lots.

PACIFIC COAST HIGHWAY

FOURTH



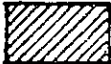

CABERNATION

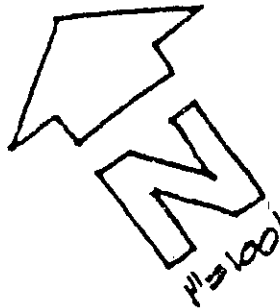
THIRD

THIRD

DASHLIA

DEVELOPMENT PLAN

-  DETACHED RESIDENTIAL
-  ATTACHED RESIDENTIAL
-  PUBLIC OPEN SPACE
-  ALLEY DEDICATION



EAST COAST HIGHWAY

275'

FOURTH AVENUE

PUBLIC PARK

PUBLIC PARKING LOT

110'

AVENUE

AVENUE

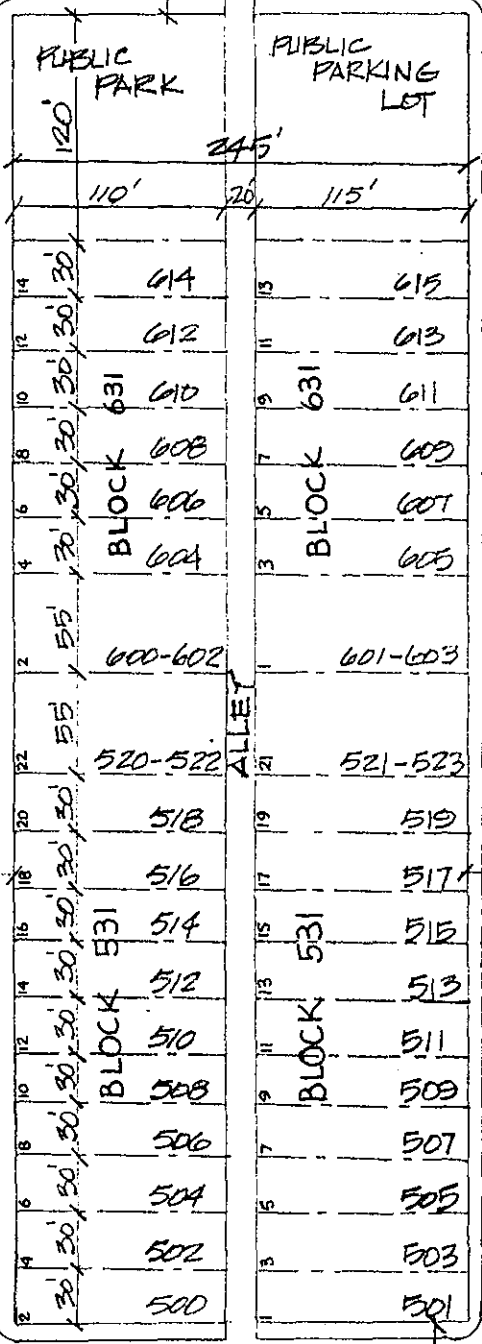
THIRD

AVENUE

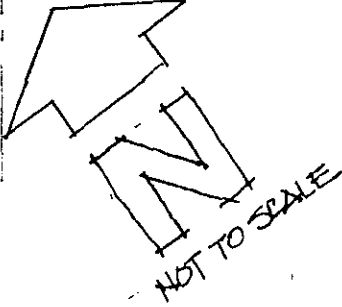
CARNATION

DAHLIA

SECOND AVENUE



SITE PLAN



SECTION I - STATISTICAL ANALYSIS

Corona del Mar Homes Planned Community

| <u>Type</u> | <u>Area</u> | <u>Parcel Map*</u> <u>Net Acres</u> | <u>Buildable**</u> <u>Acres</u> | <u>Maximum</u> <u>DU</u> |
|----------------------|--------------------|--|------------------------------------|-----------------------------|
| Residential Units | 228,000 sq. ft. | 4.07 ac. (177,289.2 sq. ft.) | 3.1 (135,700 sq. ft.) | 40 units |

* Defined as area within property boundaries.

**Defined as the entire site within the project boundary excluding streets, park dedication, areas with existing slopes greater than 2:1, and natural floodplain.

Density

Dwelling Units per Buildable Acre: 12.9 units per buildable acre.

SECTION II - GENERAL

Location

The Corona del Mar Homes Planned Community encompasses 5.234 gross acres in the City of Newport Beach. The Planned Community is bounded by Carnation, Dahlia, Second and Fourth Streets within the community of Corona del Mar.

Land Uses

The Corona del Mar Homes Planned Community is designated for residential development and public open space.

SECTION III - 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 will be provided by the City of Newport Beach, 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 shall be carried out in accordance with the provisions of the City of Newport Beach Grading Ordinance and shall be subject to permits issued by the Building and Planning Departments.
5. Except as otherwise stated in this Planned Community text, the requirements of the Newport Beach Zoning Ordinance shall apply.

The contents of this text notwithstanding, all construction within the Planned Community boundaries shall comply with all provisions of the Uniform Building Code and the various mechanical codes related thereto and other related specification and standard drawings for Public Works construction.

6. Greenhouse windows and other architectural features judged to be similar by the Planning Director may extend one (1) foot into sideyard setback area.
7. That a minimum of ten percent (10%) of the units to be developed in conjunction with the proposed project shall be "affordable units", selling for no more than three times County Median income, or renting for no more than thirty percent (30%) of the County Median income at the time of occupancy.
8. That the affordable nature of the units shall be guaranteed for a period of 10 years.
9. That prior to issuance of building permits, an agreement shall be executed that guarantees the provision of "affordable units" on-site. Said agreement shall be reviewed by the Planning Director and City Attorney's office and approved by the City Council.
10. That the agreement shall include a provision that the occupancy of the affordable units be phased with the occupancy of the market rate units.
11. That all improvements be constructed as required by ordinance or the Public Works Department.

12. That an agreement and accompanying surety be provided in order to guarantee satisfactory completion of the public improvements if it is desired to obtain a building permit prior to completion of the public improvements.
13. That each dwelling unit be served with an individual water service and sewer lateral connection to the public water and sewer systems unless otherwise approved by the Public Works Department.
14. That plan check and inspection fees be paid as required for subdivision improvements.
15. That 10-foot-radius corner cutoffs be dedicated to the public at the corners of Fourth Street and Carnation Avenue, Fourth Street and Dahlia Avenue, Second Street and Carnation Avenue, and Second Street and Dahlia Avenue.
16. That landscape plans shall be subject to review and approval of the Parks, Beaches and Recreation Department and Public Works Department, and that these plans shall provide for adequate sight distance at street and alley intersections.
17. That street, drainage and utility improvements be shown on standard improvement plans prepared by a licensed civil engineer.
18. That a hydrology and hydraulic study be prepared and approved by the Public Works Department, along with a master plan of water, sewer and storm drain facilities for the on-site improvements prior to issuance of any grading or building permits. Any modifications or extensions to the existing storm drain, water and sewer systems shown to be the responsibility of the developer.
19. That a 20-foot width of alley right of way between Carnation Avenue and Dahlia Avenue be dedicated to the City, with the exact location to be approved by the Public Works Department, and that the alley right of way be improved to current alley standards with the design to be approved by the Public Works Department.
20. That all vehicular access to the development be from the proposed alley.
21. That the curb, gutter and sidewalk be reconstructed along the Carnation Avenue, Dahlia Avenue, Fourth Street and Second Street frontage and that the existing street trees be root pruned or removed and replanted as required by the Parks, Beaches and Recreation Department.
22. Sight distances at all intersections including alleys shall be approved by the Public Works Department and Traffic Engineer.

23. Development of the site shall be subject to a grading permit to be issued by the Building Department and reviewed by the Planning and Public Works Departments.
24. A grading plan, submitted to the City for approval, shall include a complete plan for temporary and permanent drainage facilities, to minimize any potential impacts from silt, debris, and other water pollutants.
25. Prior to grading, an application for haul routes shall be submitted to and approved by the City's Traffic Engineer which shall include a description of haul routes, access points to the site, and a watering and sweeping program designed to minimize impacts of haul operations.
26. Grading shall be conducted in accordance with plans prepared by a civil engineer and based on recommendations of a soils engineer and an engineering geologist subsequent to completion of a comprehensive soils and geologic investigation of the site. Permanent reproducible copies of the proposed grading plans on standard-size sheets shall be furnished to the Building Department.
27. An erosion, siltation, and dust control plan, if desired by the City of Newport Beach, shall be submitted and be subject to the approval of the Building Department, and a copy shall be forwarded to the California Regional Water Quality Control Board, Santa Ana Region, for review.
28. The velocity of concentrated runoff from the project shall be evaluated and erosive velocities controlled as part of the project design.
29. Prior to issuance of the grading permit, the design engineer shall review and state that the discharge of surface runoff from the project will be performed in a manner to assure that increased peak flows from the project will not increase erosion immediately downstream of the system. This shall be reviewed and approved by the Planning and Building Departments.
30. A qualified archaeologist shall be present during pregrade meetings to inform the developer and grading contractor of the results of the APC study. In addition, an archaeologist shall be present during grading activities to inspect the underlying soil for cultural resources. If significant cultural resources are uncovered, the archaeologist shall have the authority to stop or temporarily divert construction activities for a period of 48 hours to assess the significance of the finds.
31. In the event that significant archaeological remains are uncovered during excavation and/or grading, all work shall stop in that area of the subject property until an appropriate data recovery program can be developed and implemented. The cost of such a program shall be the responsibility of the landowner and/or developer.

32. A paleontological monitor shall be retained by the landowner and/or developer to attend pregrade meetings and perform inspections during development. The paleontologist shall be allowed to divert, direct, or halt grading in a specific area to allow for salvage of exposed fossil materials.
33. Prior to issuance of any grading or demolition permits, the applicant shall waive the provisions of AB 952 related to City of Newport Beach responsibilities for mitigation of archaeological impacts, in a manner acceptable to the City Attorney.
34. All development shall be designed to eliminate light and glare spillage on adjacent properties.
35. The project shall contribute to the "fair-share" of future circulation system improvements and noise wall funds. In lieu of a monetary contribution the applicant shall dedicate the public open space area and improve said area with a public park and parking lot facility to the satisfaction of the City. These improvements shall include: final grading, preparation of final working drawings for all irrigation and landscaping, soil preparation, curbs, gutters, asphalt, striping, irrigation, installation of grass, trees and shrubs. In no event shall the cost of improvements to the park exceed \$10,000.00.
36. Prior to the issuance of a building permit, the project applicant shall submit a detailed acoustical analysis of each proposed structure to ensure that attenuation to the required interior 45 CNEL level is achieved.
37. The Fire Department shall review design plans to ensure adequate access to all structures.
38. The provision of adequate fire flow shall be reviewed by the Fire Department.
39. Prior to construction of any project, the availability of water and sewer shall be verified by the serving agency.
40. The final design of the project shall provide for incorporation of water-saving devices for project lavatories and other water-using facilities..
41. Prior to the issuance of any building and/or grading permits all on-site water mains and fire hydrant locations if needed are to be provided as approved by the Fire and Public Works Departments.
42. That notwithstanding any provision in this text the development of any individual lot shall not exceed 1.5 times the buildable area of the lot.
43. That five (5) feet of additional right-of-way be dedicated to the City along the easterly side of Carnation Avenue between Second Avenue and Fourth Avenue for street and highway purposes so that Carnation Avenue will have a 55-foot right-of-way width.

SECTION IV - DEFINITIONS

The following definitions shall apply to the development of the Planned Community.

1. Buildable Acreage shall mean the entire site area within the project boundary excluding streets, park dedication, areas with existing natural slopes greater than 2:1, and natural floodplains.
2. Conventional Subdivision on a Planned Community Concept shall mean 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.
3. Side Yard Easement shall mean the northeasterly side yard of any lot which is available for limited use by the occupant of the residential lot adjacent to the northeast.

SECTION V - RESIDENTIAL AREA

These areas are intended to provide residential housing and related community facilities.

- A. Uses Permitted
1. Single family dwellings detached.
 2. Conventional subdivisions on a Planned Community Concept, as defined in Section IV, Definitions.
 3. Custom Lots.
 4. Condominiums.
 5. Temporary model complex and appurtenant uses (subject to Planning Director and Public Works Director approval).
 6. Duplexes (maximum 4 total units).
 7. Signs (as provided in Section VI of this Planned Community text).
- B. Development Standards
1. Maximum Height Limits
 - a. As set forth in Newport Beach Municipal Code 24/28 Height Limitation District.
 - b. Chimneys and vents shall be permitted as set forth in Section 20.02.060 of the Municipal Code.
 2. Setbacks from Property Line and Structures
 - a. Front Yard - 15' on Dahlia, 10' on Carnation
 - b. Side Yard -
Less than 40' width - 3'
Greater than 40' width - 4'
 - c. Rear Yard - 2 1/2'
 - d. Setbacks shall be measured from property line.
 - e. Eaves may extend 2 1/2 feet into the required front yard setback.
 - f. Two car garages with direct access shall be set back 2 1/2 feet from the 20 foot alley easement.

3. Fences, Hedges and Walls

Fences shall be limited to a maximum height of six (6) feet and shall not be allowed above three (3) feet in the front setback. No fences or other obstructions shall be permitted in the 2 1/2 foot rear yard setbacks adjacent to the alley.

4. Trellis

Open trellis and beam construction shall be permitted to attach to the garage or the dwelling structure. Trellises in side yard setback areas may extend from the garage or the dwelling structure to the property line if they are open on three sides. Beams supporting trellises may also be located in side yard setbacks, but in no case shall trellises or supports extend beyond a property line into side yard easements. In side yards, the maximum height of trellises and supports shall be nine (9) feet.

Trellis areas shall not be considered in calculating lot area coverage; trellis areas in the side yard shall not exceed 250 sq. ft.

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.

5. Parking

Except for Lots 1 and 2 of Block 531, Corona del Mar which shall provide two covered parking spaces for each dwelling unit, a minimum of 3.0 parking spaces per single family detached dwelling unit shall be required, of which a minimum of two will be covered. The third parking space, when provided, will be considered guest parking. A minimum of 2.0 parking spaces per single family attached unit shall be required, at least one of which will be covered.

6. Open Space

Open space shall be provided as designated in Section 20.11.040 of the Newport Beach Municipal Code for single family homes and Section 20.15.080 for duplexes.

7. Use of Northeasterly Side Yard Easements by Owners and Occupants of Lots to the Northeast.

- a. The northeasterly side yard of any lot shall be used only for a portion of a required guest parking space, a walkway, or for recreational and garden area purposes by the owner or occupant of the lot adjacent to the northeast, herein known as the "User". Such purpose shall include the right of each User to plant vegetation and establish an irrigation system on the side yard easement, and to erect pools and spas subject to

first obtaining any required building permits. No building permit shall be issued to the User or the User's agent for construction in northeasterly side yard easements unless evidence is submitted that an agreement between the User and the Owner, to include their successors in interest, has been recorded, which agreement provides for the improvements specified under the building permit. No pool, spa or air conditioning equipment shall be permitted on said side yard easement by the User.

- b. The northeasterly side yard easement and every part thereof, including the fence enclosing the side yard easement and the drainage system established by the Developer (other than drainage pipes or vents appurtenant to the dwelling unit occupying the lot of which the side yard easement is legally a portion), shall be repaired, replaced and maintained continuously in a neat and orderly condition by the User.
- c. The legal owner of any side yard shall have the right, at reasonable times, upon reasonable notice and in a reasonable manner, to enter upon the side yard for the purpose of maintaining, repairing or restoring the structural wall of said owner's dwelling unit, the structure of which is a part, the rain gutters and downspouts attached to said dwelling unit and, any fence belonging to said owner which adjoins or abuts the side yard.

SECTION VI - SIGNS/RESIDENTIAL AREA

A. Permanent Signs

1. Miscellaneous Directional/Informational Signs
Directional/Informational Signs, such as but not limited to "right turn only", "exit", "entrance", etc., shall be permitted. Said signs shall be kept to a minimum and shall be designed as a coordinated part of the overall project. Each sign shall not exceed four (4) square feet of sign area.

B. Temporary Signs (Prior to and during construction)

1. Future Facility Signs
A sign which informs the viewer, through graphic symbol and verbal reinforcements, of the type of facility planned for the site.
2. Merchandising Signs
A sign which informs the viewer, through graphic symbol and verbal reinforcement, of the facility name, opening date, type of occupancy, owner-developer, and phone number for sales information.