

BLOCK 500
PLANNED COMMUNITY DISTRICT REGULATIONS

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Amendment No. 827

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INTRODUCTION

The Block 500 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 contained herein while insuring compliance with the intent of all applicable regulatory codes.

Whenever the regulations contained herein conflict with the regulations of the Newport Beach Municipal Code, the regulations contained herein shall take precedence. The Municipal Code shall regulate this development when such regulations are not provided within these district regulations. All development within the Planned Community District boundaries shall comply with all provisions of the Uniform Building Code and various mechanical codes related thereto.

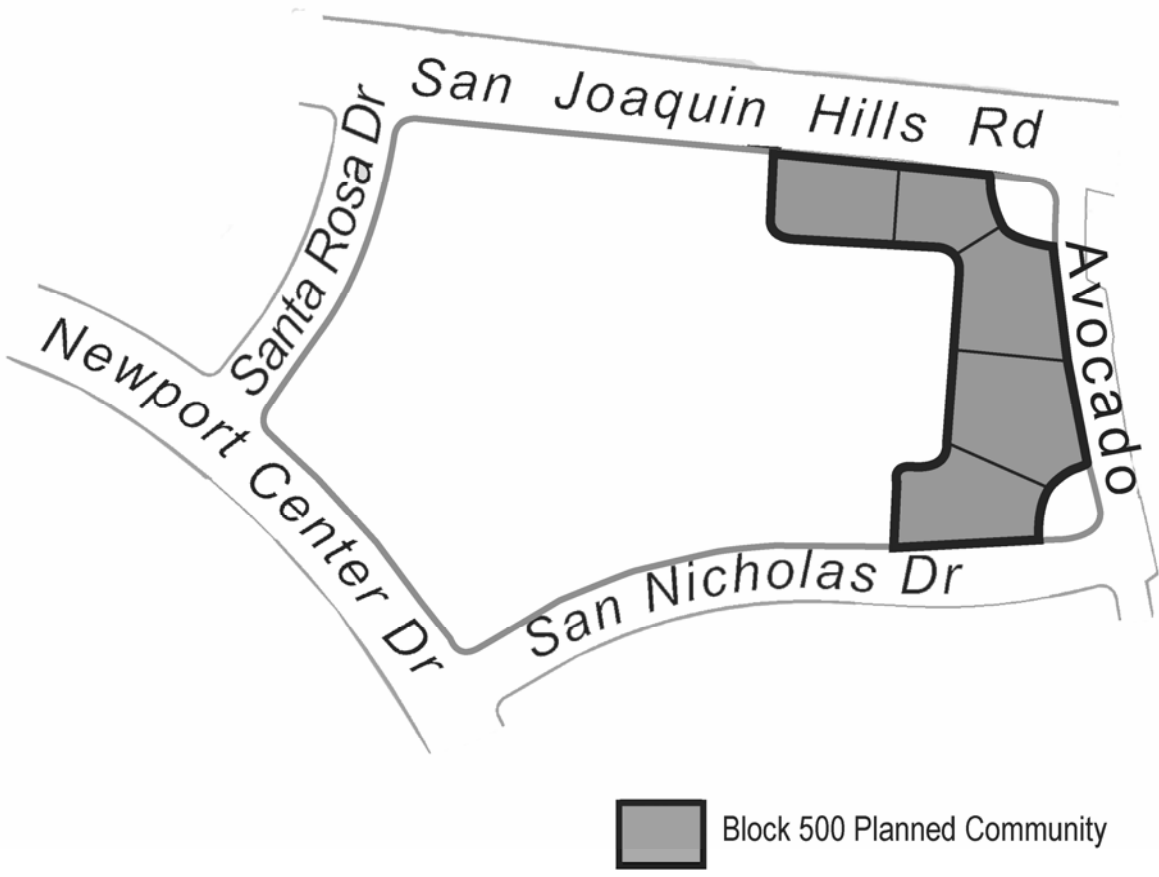


Figure 1 – Land Use Designations

SECTION I. STATISTICAL ANALYSIS

Block 500

1. Project Area

Net Acreage	4.37
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2. Percentage of Site Coverage

- | | |
|-----------------------|-------------|
| a. Building Footprint | 20% maximum |
| b. Landscape | 30% minimum |

3. Maximum building floor area will not exceed 97,400 square feet.

4. The square footage of individual building sites is 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.

SECTION II. GENERAL NOTES FOR NEW CONSTRUCTION

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 during construction activities 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 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 for new construction shall be subject to the review and approval of the Planning Director. 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 new grading permits the site shall be examined to determine the existence and extent of archaeological and paleontological resources in accordance with City Council Policies K-4 and K-5.
10. Prior to issuance of new grading permits the on-site parking, vehicular circulation and pedestrian circulation systems shall be reviewed and approved by the City Traffic Engineer.
11. The intersection at new 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 thirty inches in height. The sight distance requirement may be modified at non-critical locations, subject to approval of the City Traffic Engineer.

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

Permitted uses shall include offices, light general commercial and medical/dental offices.

C. BUILDING LOCATION

All buildings shall be located within the boundaries of the district 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 375 feet.

E. PARKING

Adequate off-street parking shall be provided to accommodate all parking needs for the site.

Required off-street parking shall be provided within the Block 500 P.C. District area, unless otherwise approved by the P. C. through an off-site parking agreement:

- General office use: 1 space per 375 square feet of net floor area
- Medical office use: 1 space per 250 square feet of gross floor area
- Other permitted uses: As set forth in the Newport Beach Municipal Code.

Future conversion of general office floor area to medical office shall be contingent on the provision of the above required parking.

F. LANDSCAPING

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. 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. **General Sign Standards**

All permanent and temporary signs must be consistent with the provisions of these regulations or be approved by the City of Newport Beach and The Irvine Company.

Signs must consist of individual fabricated letters; or routed-out letters in an opaque background. Enclosed sign, box or "can" signs are not acceptable on buildings.

Signs, including all signs 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.

3. **Building Identification Signs**

Building identification signs may only be located at the ground floor level of 567 San Nicholas Drive; 18 inches max. logo/letter height; 2 locations maximum

4. **Tenant Identification Signs**

The following types of tenant identification sign are permitted:

Signs on buildings, restricted as follows:

567 San Nicholas Drive

No tenant signs are permitted on the building

Low-rise single-tenant buildings and low-rise buildings with exterior doors used by more than one tenant

Max. one (1) sign per major tenant per building elevation, up to a maximum of two (2) major tenant signs per building, but not located at the same building corner; 24 inches max. letter/logo height; 30 feet max. length; (at 2161 San Joaquin Hills Road, 28 inches max. letter/logo height)

Max. one (1) sign per minor tenant per building elevation, up to a maximum of two (2) signs per building, but not located at the same building corner; 12 inches max. letter/logo height; 15 feet max. length

Multi-tenant low-rise buildings with exterior doors for the exclusive use of individual tenants

Major tenant: max. two (2) signs per building: max. one (1) sign facing perimeter of Block 500, 24 inches max. letter/logo height, 20 feet max. length; and max. one (1) sign facing the parking lot, 12 inches max. letter/logo height, 15 feet max. length

Minor tenants: max. one (1) sign per tenant per building elevation, up to a maximum of two (2) signs per tenant; 12 inches max. letter/logo height; 15 feet max. length

Sign copy shall be restricted to identification of the person, firm, company, or corporation operating the use conducted on the site. Tenant signage exceeding the above standards shall be limited to the interior of buildings located within a common entryway or lobby area.

5. **Building Address Signs**

Building address signs may be located at one or more of the following locations:

On a free-standing monument sign at 1601 Avocado Avenue; 8 inches, max. number height

On a free-standing monument sign at 1605 Avocado Avenue; 8 inches, max. number height

On a building; 24 inches, max. number height

Primary building address numbers shall be visible from 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. Secondary address signs may be located where logical for on-site orientation.

All address signs shall have a consistent color, design, and material for any given building. A single letter style is recommended.

6. Other Signs

Advisory signs are permitted in the parking lot; 48 inches, max. height.

7. Temporary Signs

The following guidelines are intended to produce consistent sign design for temporary signs within Newport Center. Temporary signs are to identify a future site or project; or a facility under development or offered for lease.

Information on this sign is limited to:

- For Sale, For Lease, Future Home of, Building/Project Name, etc.
- Type of 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

Maximum number: One (1) temporary sign is permitted on a site for each frontage street, up to two (2) signs per building, but not at the same corner of the building.

Type: Single- or double-faced ground signs or wall signs.

Location: If ground signs, they may be parallel or perpendicular to the roadway. If wall signs, they must be located below the sill of second floor windows.

Design: Rectangular shape. Rigid, permanent material; not fabric.

Mounting technique: Flush with building: entirely on glass or entirely on a wall surface; not overlapping glass or wall surface.

Required color: White copy on colored background; or colored copy on white background; or a combination of the above.

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