

**BLOCK 800 PLANNED COMMUNITY DISTRICT**

**NEWPORT CENTER**

Newport Beach, California

Adopted April 23, 1979, Ordinance No. 1799  
Amended October 13, 1981, Resolution No. 11065  
Amended January 23, 1984, Resolution No. 84-8  
Amended February 9, 1987, Resolution No. 87-23  
Amended August 24, 1992, Resolution No. 92-91  
Amended October 9, 1995, Resolution No. 95-115

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## **INTRODUCTION**

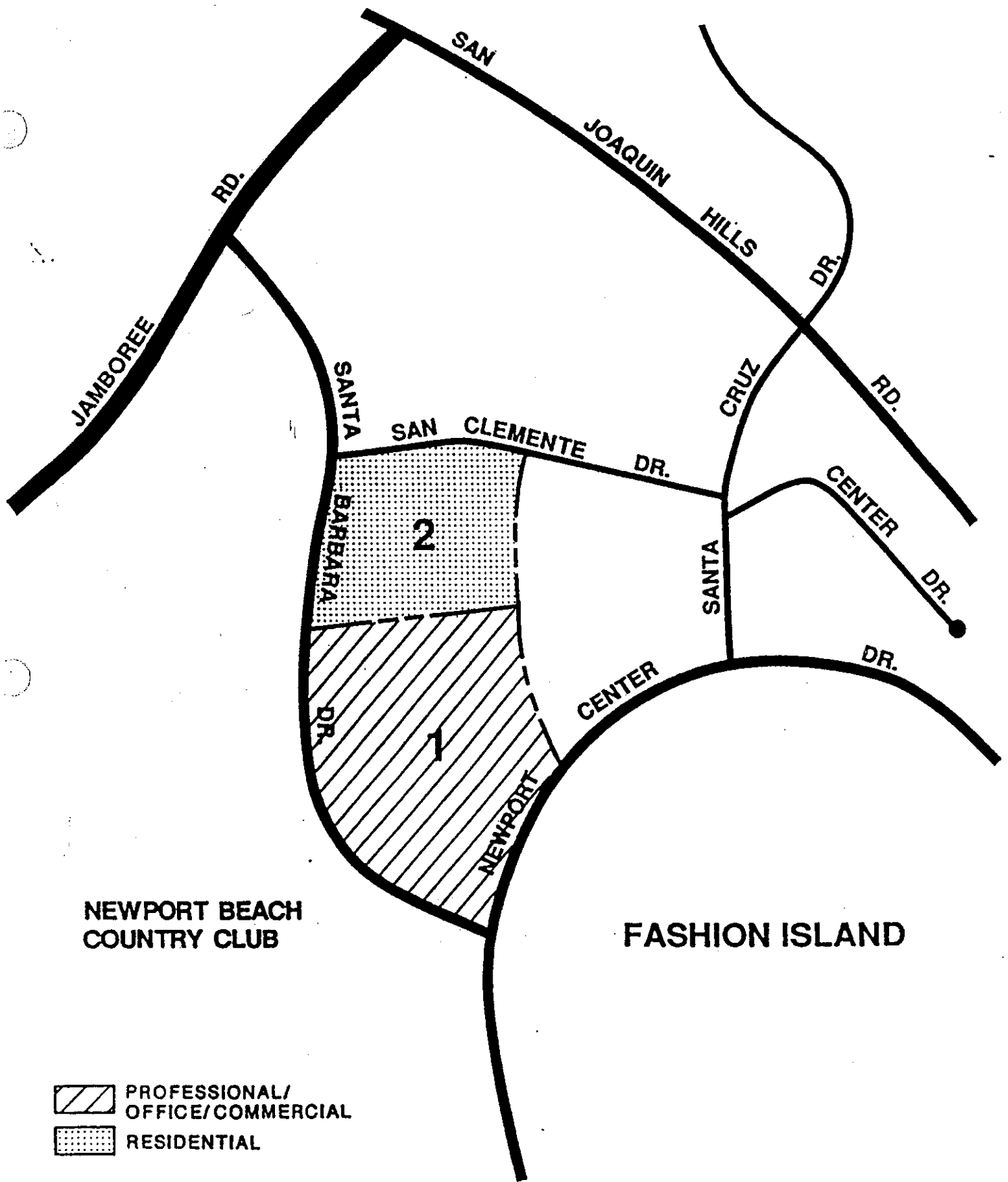
The Block 800 Planned Community District for the City of Newport Beach is a part of the Newport Beach Center Development and is in conformance with the Newport Beach General Plan adopted in December, 1973, and as amended.

The subject property, known as Block 800, consists of approximately 17.4 acres and is adjacent to Newport Center Drive on the east, Santa Barbara Drive on the south, San Clemente Drive on the west and an existing private road lying adjacent to the Pacific Mutual Life Insurance Company building in Block 700 on the north.

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 Block 800 Planned Community District regulations consist of two separate classifications of land use and provide for two areas of development of the subject property. The first area of development will be for the Pacific Mutual Plaza which will consist of two seven story buildings containing commercial, professional, institutional and business office uses, support commercial uses ancillary to the office uses, a restaurant, landscaping, surface parking and deck parking. The second area of development will be planned to comply with the applicable plans and policies of the City of Newport Beach and a site development plan for such area will be submitted to the City of Newport Beach for Planning Commission approval consist of multi-family residential or seniors oriented multi-family residential uses. Seniors oriented residential may also include assisted living and skilled nursing uses ancillary to seniors residential use.

The general site location and land use plan for the subject property are set forth in Figure I.



NEWPORT BEACH  
COUNTRY CLUB

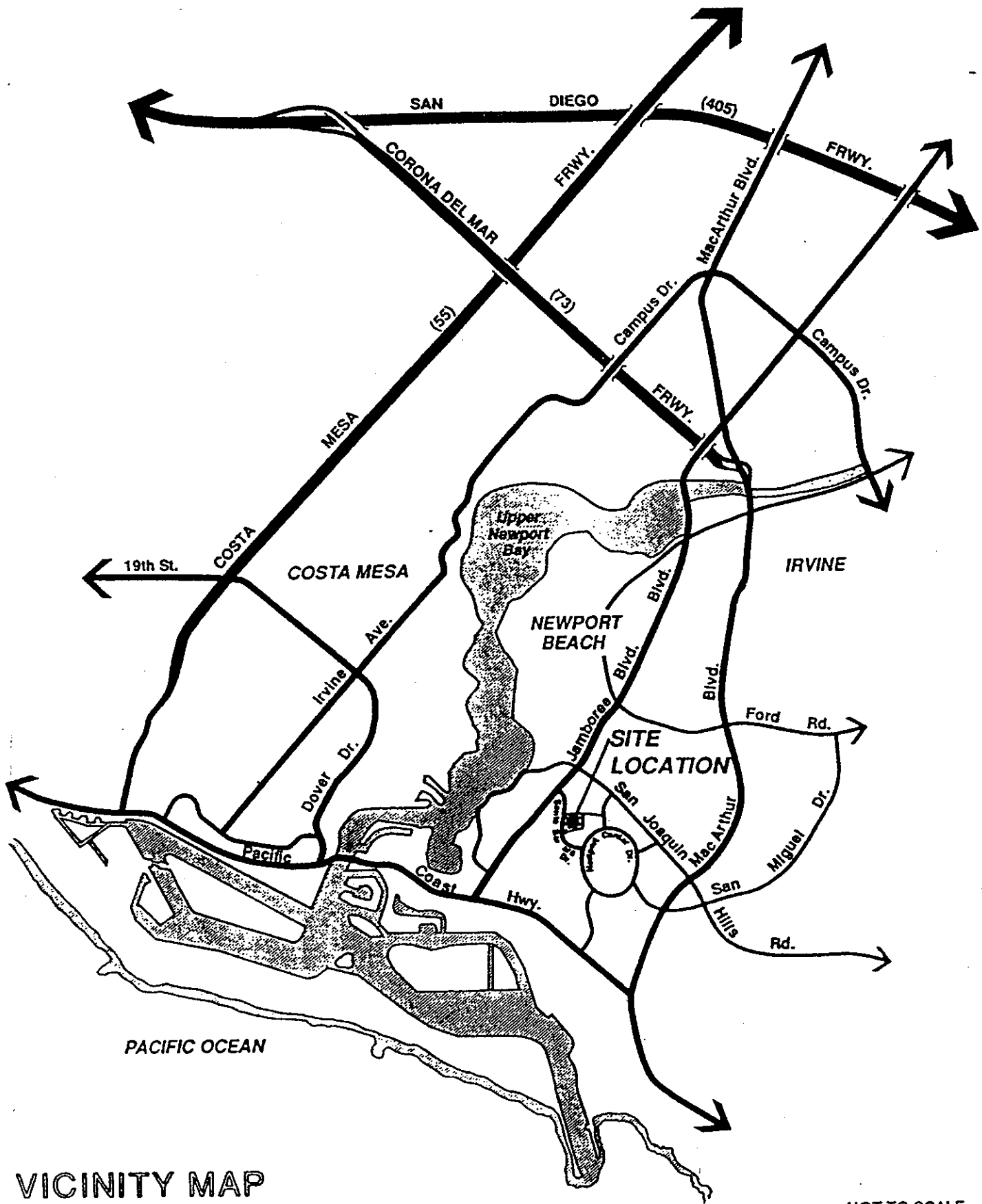
FASHION ISLAND

-  PROFESSIONAL/  
OFFICE/COMMERCIAL
-  RESIDENTIAL

**LAND USE PLAN  
BLOCK 800  
PLANNED COMMUNITY DISTRICT**

NOT TO SCALE





**VICINITY MAP  
BLOCK 800  
PLANNED COMMUNITY DISTRICT**

NOT TO SCALE



**SECTION I:**

**STATISTICAL ANALYSIS**

1. Areas of Development

Total Area:	17.4 acres
Area One:	11.0 acres
Area Two:	6.4 acres

2. Percentage of Site Coverage

A. Area One

1) Building Footprint:	10%
2) Parking Areas:	45%
3) Landscape and Pedestrian Circulation:	45%

B. Area Two

To be reviewed and approved by the City of Newport Beach and shall be consistent with the permitted uses contained within this text.

3. Intensity of Developed Areas

A. Area One

- 1) Maximum floor area for commercial, professional, institutional and business office uses:

291,590 gross sq. ft.  
255,840 sq. ft.<sup>1</sup>

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<sup>1</sup> Calculation based on applicable definitions in City of Newport Beach Zoning Ordinance.

2) Maximum floor area for restaurant facility

13,200 gross sq. ft.  
(6,000 sq. ft. net public area)<sup>2</sup>

B. Area Two:

1. Maximum number of dwelling units for standard residential use shall not exceed 245 d.u.'s. Maximum number of dwelling units for seniors oriented use, including assisted living and skilled nursing, may exceed 245 d.u.'s based upon traffic study submitted for review and approval by the City of Newport Beach.

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<sup>2</sup> Calculations based on applicable definitions in City of Newport Beach Zoning Ordinance.

## SECTION II:

### 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 District will be provided by Orange County Sanitation District No. 5. 1/
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 provisions shall be carried out on all areas of the Planned Community in a manner meeting the approval of the Director of Community Development.
5. Except as otherwise stated in this Ordinance, the requirements of the Newport Beach Zoning Ordinance shall apply.

The contents of this text notwithstanding, all construction within the boundaries of this Planned Community District shall comply with all provisions of the City of Newport Beach's Uniform Building Code and the various mechanical codes related thereto.

6. All parking lot lighting shall be subject to the review and approval of the Director of Community Development. Parking lot lighting in Area One shall be designed in a manner so as to minimize impacts on adjacent residential uses in Area Two.
7. All mechanical appurtenances on building roof tops and utility vaults shall be screened from view in a manner meeting the approval of the Director of Community Development.
8. Prior to the issuance of grading permits for Area One or Area Two respectively, such area shall be examined to determine the existence and extent of archaeological and paleontological resources in accordance with adopted policies of the City of Newport Beach.
9. Grease interceptors shall be installed on all fixtures where grease may be introduced into the drainage systems in accordance with the provisions of the Uniform Plumbing Code.

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1/ It is anticipated that sewage disposal services to Area One of the Planned Community District will be provided by connection to sewer facilities under Newport Center Drive. In the event such sewer disposal services are provided to Area One by connection to sewer facilities under Jamboree Road, no improvements in Area One shall be occupied until contracts are entered into by Orange County Sanitation District No. 5 for the improvement and expansion of such facilities under Jamboree Road.

### **SECTION III:**

#### **AREA ONE - COMMERCIAL, PROFESSIONAL, INSTITUTIONAL AND BUSINESS OFFICES.**

1. Intent

The intent in development of Area One is to permit the location of commercial, professional, institutional and business office uses, a restaurant and a limited amount of commercial support activities involving sales to the general public of products related to the operation and use of such office facilities.

2. Permitted Uses

A. Administrative, professional, institutional, financial and business offices.

B. Retail sales and services of a convenience nature ancillary to the operation and use of the office facilities located on the first floor of the buildings. Examples of such uses include without limitation tobacco store, card shop, confectionery and newspaper stands.

C. Restaurant, bar and theater/nightclub (Subject to use permit)

D. Parking lots, structures and facilities.

E. Car Wash

1. All drainage shall be into the sanitary sewer system.

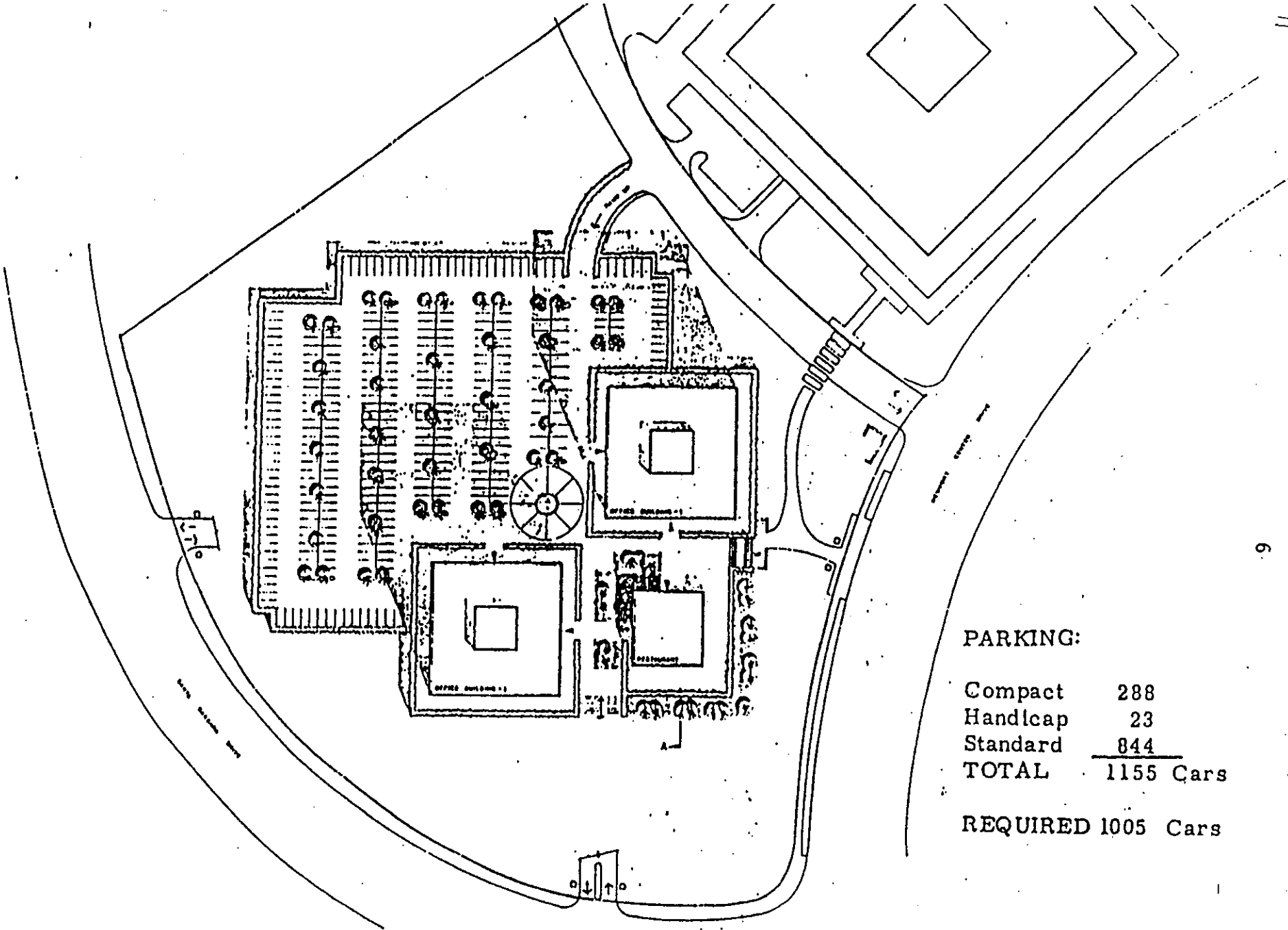
2. This service shall be for building tenants and patrons of the Ritz Restaurant only.

3. Building Location

All buildings shall be located in substantial conformance with the Ground Level Plan (see figure II and Plaza Level Plan (see figure III).

4. Building Height

All buildings shall be limited to a maximum height of 125 feet above approved pad elevation as shown on the grading plan prepared in accordance with the provision of paragraph 12 of this Section.



**PARKING:**

Compact	288
Handicap	23
Standard	<u>844</u>
<b>TOTAL</b>	<b>1155 Cars</b>

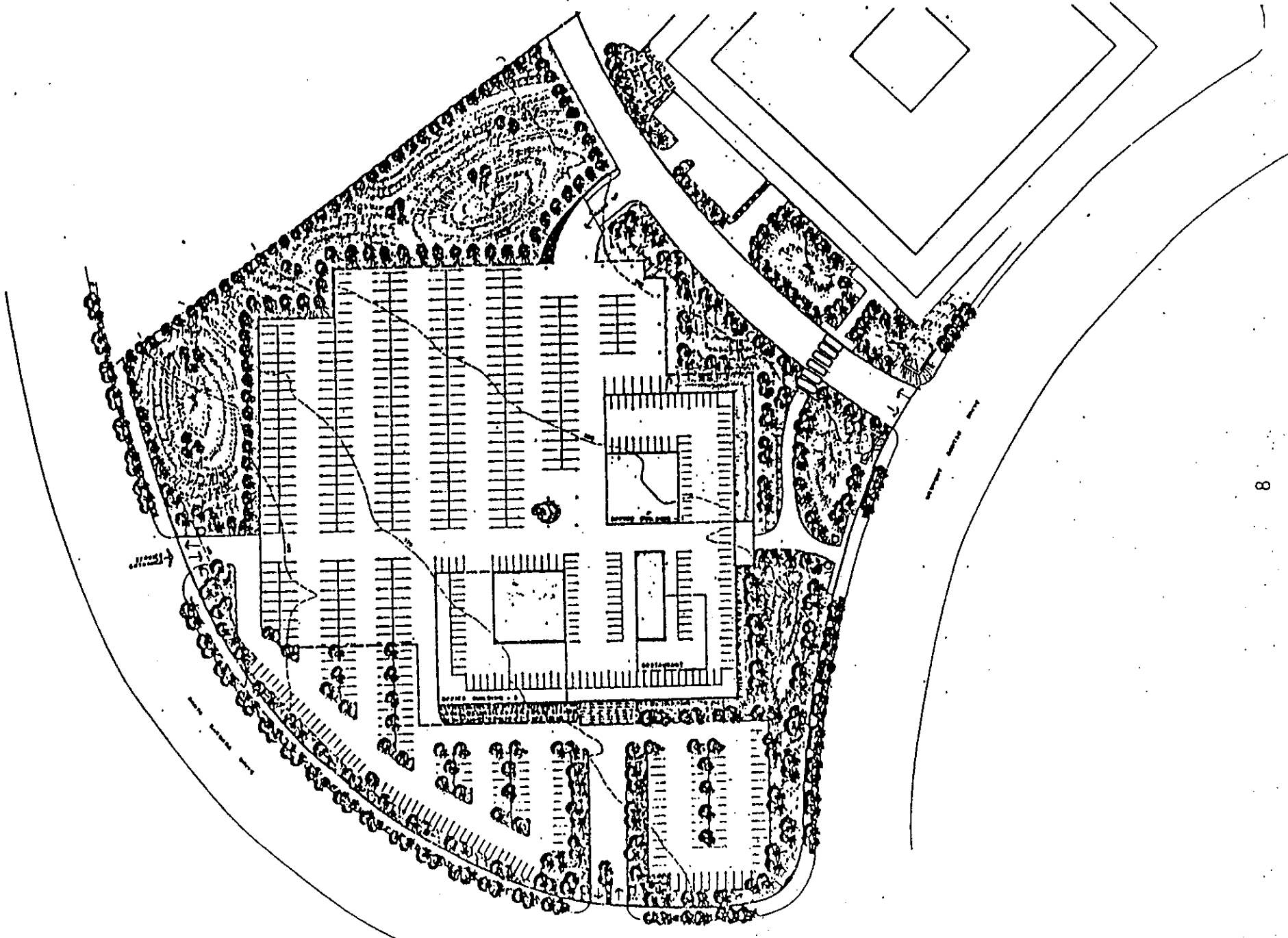
**REQUIRED 1005 Cars**

**PACIFIC MUTUAL PLAZA**  
NEWPORT BEACH CALIFORNIA

PLAZA LEVEL PLAN



**GIN WONG ASSOCIATES**  
LOS ANGELES CALIF



PACIFIC MUTUAL PLAZA  
 NEWPORT BEACH CALIFORNIA

GROUND PLAN



GIN WONG ASSOCIATES  
 LOS ANGELES, CA

5. Signs

A. **Building Address Sign.** Building address numerals shall be a maximum of two (2) feet in height. Building address numerals shall face Newport Center Drive (and/or pedestrian walkways in the case of necessity) and will be located on the building in an area most conveniently adjacent to or at the main entrance to any building. Building address numerals shall be of a form consistent with surrounding identification signing.

B. **Building Identification Sign.**

1. Building Identification is allowed at the following three (3) locations within Area One of the Block 800 Planned Community District:

- (a) Frontage on Newport Center Drive
- (b) Frontage on Santa Barbara Drive
- (c) Frontage on the private street between Block 800 and Block 700 of Newport Center.

2. Building Identification is permitted in form of hedge signing.

3. Building Identification signs shall be of a standard type to be constructed according to criteria furnished by The Irvine Company and approved by the Planning Director.

C. **Tenant Identification Signs.** Tenant identification signs are divided into three (3) categories which are:

- 1. Regular Tenant
- 2. Major Tenant
- 3. Special Category Tenant

The above mentioned signs are oriented to a standard legibility scale for pedestrian and vehicle recognition, and will be designed and constructed in accordance with the Newport Center Signing Criteria of the Irvine Company.

6. Sign Standards

- A. Signs (to include all those visible from the exterior of any building) may be lighted but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.
- B. Signs shall be restricted to advertising only the person, firm, company or corporation operating the uses conducted on the subject property and to designating the overall development in Area One as Pacific Mutual Plaza.
- C. A wall sign with the individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line.
- D. All signs attached to the building shall be flush mounted.

7. Parking

Adequate off-street parking shall be provided on Area One to accommodate the parking needs for the development of Area One. 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 applicable off-street parking requirements of the City of Newport Beach Zoning Ordinance.

On site parking spaces for all uses in Area One will not exceed a maximum of the number required by the City of Newport Beach Zoning Ordinance.

8. Landscaping

Detailed landscaping and irrigation plans, prepared by a licensed landscape architect or architect, shall be reviewed by the Director of Parks, Beaches and Recreation and the Public Works Department. All landscaping referred to in this paragraph shall be maintained in a neat and orderly fashion.

- A. 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. Landscaping along streets and at drive entrances shall be designed to provide sight distance per City Standard Drawing 110-L unless otherwise approved by the City Traffic Engineer.

- B. Landscaping - Vehicle Separation. All landscaped areas shall be separated from adjacent vehicular areas by a wall of curb, at least six (6) inches higher than the adjacent vehicular area.
- C. Parking Areas. Trees, equal in number to one (1) per each five (5) surface parking stalls and/or parking stalls located on the upper deck of a parking structure shall be provided in the parking area on Area One.

9. Loading Area

Street side loading shall be visually screened from view from access streets and adjacent property. Said screening shall form a complete opaque screen.

10. Refuse Collection Area

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

11. Telephone, Gas and Electrical Service

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

12. Grading

Grading of Area One shall be conducted and undertaken in a manner both consistent with applicable grading standards and ordinances of the City of Newport Beach and in accordance with a grading plan to be approved by the Director of Community Development.

## SECTION IV

### AREA TWO

#### 1. Intent

The intent in development of Area Two is to permit multi-family residential or seniors oriented multi-family residential uses. A limited amount of commercial support activities related to the operation and use of seniors residential and care facilities is allowed.

#### 2. Permitted Uses

- A. Apartments
- B. Condominiums
- C. Recreation Facilities Ancillary to Residential Uses
- D. Seniors Oriented Multi-Family Residential Uses.
- E. Assisted Living and Skilled Nursing Uses ancillary to seniors residential uses.<sup>3</sup>
- F. Retail sales and services of a convenience nature ancillary to the operation and use of seniors residential facilities.
- G. Parking lots, structures and facilities.

#### 3. Density

- A. The number of dwelling units allowed for standard multi-family residential use shall not exceed 245.
- B. The allowable number of dwelling units for a seniors oriented residential use shall be based on a traffic study submitted for review and approval by the City of Newport Beach. Per applicable General Plan policies, seniors residential use may exceed 245 dwelling units based on comparative analysis of peak hour traffic generation of seniors use and standard multi-family residential use on site.

#### 4. Building Height

All buildings shall be limited to a maximum of 200 feet above approved pad elevation.

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<sup>3</sup> Skilled care uses shall be subject to a Use Permit reviewed and approved by the City of Newport Beach.

5. Parking

Adequate off-street parking shall be provided on Area Two to accommodate the parking needs for the development of Area Two. The intent shall be to eliminate the need for any on-street parking. A minimum of 2 parking spaces shall be provided per non-seniors unit, including one covered space. In addition, guest parking shall be provided within the development at a minimum rate of 0.5 space per unit. Guest parking may be provided on street, in parking bays, or on driveway aprons (minimum 20' in depth), in a manner acceptable to the City Traffic Engineer.

Parking standards for senior oriented residential, assistant living and skilled nursing residential, uses ancillary to seniors residential uses, inclusive of employee and guest parking, shall be established subject to a parking study reviewed and approved by the Newport Beach Planning Commission.

6. Signs

A sign program for Block 800, Area Two, approved by the Irvine Company shall be submitted for review and approved by the Newport Beach Planning Commission.

7. Landscaping

Landscaping along streets and at drive entrances from streets shall be designed to provide sight distance per City Standard Drawing 110-L unless otherwise approved by the City Traffic Engineer.

Detailed landscaping and irrigation plans, prepared by a licensed landscape architect or architect, shall be reviewed by the Director of Parks, Beaches and Recreation and the Public Works Department. All landscaping referred to in this paragraph shall be maintained in a neat and orderly fashion.

- A. 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.
- B. 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.
- C. Parking Areas. Trees, equal in number to one (1) per each five (5) surface parking stalls and/or parking stalls located on the upper deck of a parking structure shall be provided in the parking areas on Area One.

8. Loading Areas

Street-side loading shall be visually screened from view from access streets and adjacent property. Said screening shall form a complete opaque screen.

9. Refuse Collection Areas

A. All outdoor refuse collection areas shall be visually screened from access streets and adjacent property. Said screening shall form a complete opaque screen.

B. No refuse collection area shall be permitted between a frontage street and the building line.

10. Telephone, Gas and Electric Service

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

11. Grading

Grading of Area Two shall be conducted and undertaken in a manner both consistent with applicable grading standards and ordinances of the City of Newport Beach and in accordance with a grading plan to be approved by the City Grading Engineer.