



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION
FROM: Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director
SUBJECT: Report of actions taken by Planning Division staff for the week ending March 24, 2017.

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**
(Non-Hearing Items)

Item 1: Uptown Newport Apartment Project Minor Site Development Review No. SD2017-002 (PA2017-040)
Site Address: 4201 Jamboree Road
Action: Approved Council District 3

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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COMMUNITY DEVELOPMENT DIRECTOR **ACTION LETTER**

Application No. **Minor Site Development Review No. SD2017-002 (PA2017-040)**
Applicant **TPG 2014-2 (Uptown Newport) LLC.**
Site Address **4201 Jamboree Road**
 Uptown Newport Apartment Project
Legal Description **Lot 3 of Tract 17763**

On March 24, 2017, the Community Development Director approved a Minor Site Development Review No. SD2017-002 that amends Minor Site Development Review No. SD2015-004. This approval is based on the following findings and subject to the following conditions.

PROJECT SUMMARY

An amendment to the previously approved Minor Site Development Review application to allow the elimination of 10,700 square feet of commercial uses and associated parking. The area formerly planned for commercial use would be developed with seven additional residential units located in the South Building of the previously approved apartment project by the Picerne Group.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC-58 (Uptown Newport)
- **General Plan:** MU-H2 (Mixed Use Horizontal 2)

I. BACKGROUND

On February 26, 2013, the City Council approved the zoning entitlements and certified the environmental impact report (EIR) for the Uptown Newport project, which consists of a mixed-use planned community of up to 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and two, one-acre public parks (one for each phase of the overall project).

The approved zoning documents for Uptown Newport consisted of: (1) Land Uses, Development Standards & Procedures, (2) Phasing Plan, and (3) Design Guidelines. These documents set forth the development standards with procedures for project implementation, phasing requirements, and design framework. These documents, together, are called Planned Community Development Plan (PCDP). These documents are available at the City of Newport Beach website at:

<http://newportbeachca.gov/government/departments/community-development/planning-division/general-plan-codes-and-regulations/planned-communities>

The Land Uses, Development Standards & Procedures provides land use development regulations, site development standards, and implementation process by requiring a master site development review approval by the Planning Commission for the entire Uptown Newport project; and a minor site development review approval by the Community Development Director for the individual buildings and construction of the two neighborhood parks.

On September 5, 2013, the Planning Commission approved the Master Site Development Review (MSDR) application for the Uptown Newport project. The Planning Commission also approved prototypical architectural building elevations, master landscape plan and plant palette, preliminary public parks and paseo plans, preliminary master wall/fence plans, master signage plans and preliminary site improvement plans for the entire development. The purpose of this approval is to ensure that the project will be developed in a cohesive manner in phases consistent with the PCDP, Development Agreement, environmental mitigation measures required by EIR, and applicable city codes and standards. The Planning Commission staff reports, minutes, approved resolution and plans are available at the City of Newport Beach website at:

<http://newportbeachca.gov/uptownnewport>

Construction of Phase 1 (approximately 12 acres) infrastructure is underway. Demolition of the Jazz Semiconductor office building and parking lot has been completed. Most of the rough grading has been completed and utilities and streets will be constructed with the initial construction of residential units.

The construction of the residential buildings proposed by the applicant requires the approval of a Minor Site Development Review pursuant to the Uptown Newport PCDP.

On January 24, 2016, the Community Development Director approved Minor Site Development Review No. SD2015-004 for the construction of 455 residential apartment units in two separate buildings, an approximately 10,700 square feet of retail use and a 50-foot wide paseo within Phase 1 of Uptown Newport Planned Community. The South Building is located on Lot 3 and contains 222 apartment units with approximately 10,700 square feet of commercial space on the ground floor. The North Building is located on Lot 4 and has a total of 233 units. The proposed buildings are approximately 66 feet in height and will be constructed on individual lots. The buildings are designed with interior landscaped courtyards at the lowest level and recreational amenities, including swimming

pools, spas, courtyards, BBQ areas, and community rooms at the buildings' podium levels (levels just above parking). A 50-foot wide paseo will be developed on an easement area between the two buildings. The paseo will provide public pedestrian access from Jamboree Road to an interior street. Vehicular access to the two buildings will be provided from the main interior street that will be called Uptown Newport Drive.

On March 23, 2017, the Planning Commission approved Site Development Review No. SD2017-001, an amendment of the previously approved Master Site Development Review application to allow alternative locations and phasing of the commercial component (up to 11,500 square feet) of the Uptown Newport Planned Community. Specifically, the amendment allows Lot 3 to be developed without commercial uses while Lot 2, located at the intersection of Jamboree Road and Fairchild Road will be developed with commercial uses rather than residential uses. Additional commercial uses will be developed on other lots within the Uptown Newport Planned Community consistent with the PCDP.

II. PROJECT DESCRIPTION

The applicant is proposing to amend the approved Minor Site Development Review to remove the 10,700-square-foot retail use to be developed in the South Building and replace it with seven residential apartment units, for a total of 229 units. Also proposed is the removal of the third level subterranean parking.

According to the applicant, the principal reason for the change is the cost of the subterranean parking structure under the southerly building planned for Lot 3 to support commercial uses. Apparently the cost of the third subterranean level of parking jeopardizes project finances. Project finances are complicated by the fact that it includes 92 affordable housing units. The second reason for the change is that the Picerne does not want to manage the commercial space. With the approval of the proposed amendment, a total of 462 apartment units would be developed on Lots 3 and 4, inclusive of the 92 low-income units.

The South Building is located adjacent to Uptown Newport's main entrance at Fairchild Road and is now comprised of 229 apartment units and no retail uses. The seven replacement residential units will be located along the main entrance at Fairchild Road. These added units will have similar floor plan layouts as the other units within the building complex. The commercial storefronts have been removed and replaced with residential entries along the main spine street. The revised elevations for these new units will have more earth tone plaster finishes and tile materials and less glass and metal materials. The remaining ground floor will consist of a leasing office, a mail room, residential uses, lobbies, and parking for residents and guests. A two-level subterranean parking garage will extend below the ground level and provide parking for residents and their guests.

The overall building height remains the same at 66 feet in height. The proposed change is to relocate the commercial component to different location within the development and thereby resulting subtle changes the southern building's elevations at the main entry of Jamboree Road and Fairchild. The overall architectural design of this building remains the

same. The building massing still remains prominent to maintain the focal point at the main entry. No changes are proposed to the North Building nor the 50-foot wide paseo. The total apartment units for the entire project inclusive of the proposed replacement would be 462 units.

III. **FINDINGS**

Consistent with the general purposes set forth in Section 4.2 of the Land Uses, Development Standards & Procedures of the PCDP, the Community Development Director may approve or conditionally approve a Site Development Review application, only after first making the following findings:

A. The development shall be in compliance with all provisions of the Uptown Newport Planned Community Development Plan Land Uses, Development Standards & Procedures

Facts in Support of Finding:

1. The proposed addition of seven apartment units for a total of 462 units and a 50-foot wide paseo, are consistent with the permitted uses and open space allowed in the Uptown Newport Planned Community Development Plan Land Uses, Development Standards & Procedures.
2. The proposed building height is approximately 66 feet, which is within the maximum permitted height for low-rise and mid-rise buildings of 75 feet. The proposed amendment provides setbacks that meet or exceed the minimum setbacks from property lines and interior streets.
3. The buildings will be a minimum of 34 feet from Jamboree Road, 20 feet from the main (southern) entry street off Jamboree Road, 27 feet from the main interior street, and 17 feet from the secondary (northern) entry street off Jamboree Road.
4. The South Building requires a minimum of 397 spaces for residential uses based upon the intensity and density of use proposed. The building provides on-site parking consisting of 397 spaces for the residents and their guests.
5. The North Building requires a minimum of 408 off-street parking spaces based upon the proposed density of use and the proposed project provides 430 on-site parking spaces for the residents and their guests. No changes are proposed as part of the amendment request.
6. The project proposes approximately 80 square feet of private recreational amenities per dwelling unit, which consists of private balconies, swimming pools, spas, courtyards, BBQ areas, and community rooms at the buildings' podium levels. These amenities exceed the minimum requirement of 44 square feet per dwelling unit. Additionally, a 50-foot wide paseo will be provided within an established easement between the residential

buildings consistent with the Planned Community Development Plan and the Master Site Development Review.

Finding:

B. The development shall be consistent with the Uptown Newport Design Guidelines, Phasing Plan and Master Site Development Plan.

Facts in Support of Finding:

Design Guidelines:

1. Along the Jamboree Road frontage, the project incorporates one major and one minor break per building, in addition to one corner break on the southeast corner of the North Building. One major break is provided along the major interior street. These provisions meet the requirement of one major and one minor horizontal break per building.
2. Along the Jamboree Road frontage, the project proposes tower elements at the project circulation cores, increased parapet height on several top-level units, increased ceiling height on the top level of units, as well as a reduction in the number of floors at the pool courtyards of each building. These provisions comply with the minimum of two architectural elements in each of the Jamboree Road frontage area.
3. The project features the introduction of enhanced design and materials at the key project locations, primary corner elements, corner elements and building lobbies. These provisions comply with the community focal points and architectural features criteria.
4. The project features a 15-foot floor-to-floor height between the first and second building levels, with leasing centers, building lobbies, and ground-floor residential units with raised walk-up patios facing the internal street network. The provisions comply with the street activators and a minimum of twelve feet in floor-to-floor height for the retail uses requirements.
5. The proposed wall material for each building are manufactured stone and brick, exterior plaster, ceramic "wood" tiles, cement fiber lapped shingle, and glass storefront systems. The palette of building colors is of warm colors consisting of different shades of grey, brown, and beige with white trims and accents. Additionally, the project features enhanced materials along the Jamboree Road frontage and key building focal points and elements. The applicant describes the proposed design as contemporary in nature with the classic "beachside" building materials of shingle siding, sand-colored stone and warm wood accents. In addition to the proposed variety of complementary materials and colors, the provisions of building articulation and modulation, simple roof forms, private balconies, accent elements, and building massing will create a contemporary design and architectural element as encouraged and prescribed in the Design Guidelines document.

Phasing Plan

6. The Phasing Plan identified the necessary implementation steps for the Phases 1 and 2 developments which include the demolition, on-site improvements, off-site improvements and actual construction of each individual pad building. Approval of the application is in the proper sequence and occupancy will occur only after completion of the Phase 1 infrastructure, including the interior streets that abut the proposed project. The proposed project is located within Phase 1 of the Uptown Newport Planned Community and is consistent with the anticipated phasing arrangements.

Master Site Development Plan (MSDP)

7. The proposed project is for-rent residential development located in the parcels permitted by the PCDP and MSDP. As stated above, the proposed development is in substantial conformance with the MSDP as it is consistent with the prototypical building elevations, the conceptual paseo plans, and the preliminary master plant palette that were approved as a part of the master site development plan for the Uptown Newport Planned Community.

Finding:

- C. Substantial Conformance with the Master Site Development Plans approved by the Planning Commission pursuant to Section 4.1.*

Facts in Support of Finding:

1. See Response B.7.

Finding:

- D. On-site landscaping that is not part of the Master Site Improvements shall be consistent with the master landscape plant palette.*

Facts in Support of Finding:

1. The landscape plans for the proposed interior courtyards and private decks include primarily drought tolerant plant materials taken from the master plant palette, as proposed in the Master Site Development Review application, thus ensuring a consistent planting scheme.

Finding:

- E. The following criteria shall be considered during the review of a Site Development Review application:*

1. *Compliance with the Site Development Review Section, the General Plan, the Newport Beach Municipal Code, and other applicable criteria and policies related to the use or structure;*
2. *The compatibility in terms of bulk, scale, and aesthetic treatment of structures on the site and adjacent developments and public areas;*
3. *The adequacy, efficiency, and safety of pedestrian and vehicular access, including drive aisles, driveways, and parking and loading spaces;*
4. *The adequacy and efficiency of landscaping and open space areas and the use of water efficient plant and irrigation materials;*
5. *Not detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed development.*

Facts in Support of Finding:

1. The proposed project is consistent with the Newport Beach General Plan, Municipal Code, Uptown Newport zoning documents, and applicable building and safety codes. By complying to the building heights, setbacks, and aesthetic treatment of structures, the proposed project will be compatible in density, scale and bulk and architectural design when compared with the improvements planned for the Uptown Newport Planned Community. The proposed project is therefore consistent with the development standards permitted by the General Plan and the Uptown Newport Planned Community Development Plan.
2. Appropriate vehicular access points for both buildings will be provided along the interior street (Uptown Newport Drive). No new vehicular driveways from Jamboree Road are proposed. Multiple pedestrian access points for both buildings are designed with direct connection from the ground level and parking garages and to publically accessible sidewalks. The Public Works Department and the Building Division have reviewed and approved the site plan, proposed building improvements and parking configuration and found them to be consistent with applicable standards and regulations subject to the conditions of approval.
3. As conditions of approval, the applicant is required to submit a detailed landscape and irrigation plan prepared by a licensed landscape architect for the paseo, private recreational areas, and private courtyards. These plans shall incorporate drought tolerant plantings and water efficient irrigation practices, and the plans shall be approved by the Planning Division.
4. The project has been conditioned to ensure that potential conflicts with surrounding land uses are minimized to the lowest extent possible to maintain a healthy environment for both businesses and residents.

IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION

All significant environmental concerns for the proposed project have been addressed in previously certified environmental documents. The City prepared and certified by adoption Resolution No. 2013-21 an Environmental Impact Report for the Uptown Newport Planned Community (SCH#2010051094) on February 26, 2013. Pursuant to CEQA Guidelines §15164, the City prepared and adopted an Addendum to the Uptown Newport Planned Community EIR associated with an amendment of the Master Site Development Review to provide alternative locations within the planned community and modifies project phasing for the 11,500 square foot commercial component.

The analysis provided in the Addendum concludes that no new environmental impacts and no impacts of greater severity would result from approval and implementation of the modified project. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent or supplemental EIR have not occurred, and the request to eliminate commercial development and associated parking and to increase the density by 7 units do not require changes or additions to the EIR pursuant to Section 15164 of the CEQA Guidelines. Additionally, there are no additional reasonable alternatives or mitigation measures that should be considered in conjunction with the MSDR application or its implementation

The Community Development Director finds that judicial challenges to the City's CEQA determinations and approvals of land use projects are costly and time consuming. In addition, project opponents often seek an award of attorneys' fees in such challenges. As project applicants are the primary beneficiaries of such approvals, it is appropriate that such applicants should bear the expense of defending against any such judicial challenge, and bear the responsibility for any costs, attorneys' fees and damages which may be awarded to a successful challenger.

V. CONDITIONS

1. The development shall be in substantial conformance with the approved site plan, floor plans, building elevations, and materials sample board stamped and dated with the date of this approval, except as modified by applicable conditions of approval. **No changes to the approved plans for the North Building, as shown and approved per Site Development Review No. SD2015-004.**
2. Any substantial modification to the approved Site Development Review plans, as determined by the Community Development Director, shall require an amendment to this Site Development Review application or the processing of a new application.
3. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the property owner or the leasing agent.

4. Minor Site Development Review No. SD2015-004 remains effective as modified by Minor Site Development Review No. SD2017-002. Both applications shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 of the Newport Beach Municipal Code, unless an extension is otherwise granted.
5. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Uptown Newport Apartment Project including, but not limited to, Minor Site Development Review No. SD2015-004 and Minor Site Development Review No. SD2017-002. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.
6. The proposed development shall consist of the following:
 - a. South Building:
 - 229 apartment units
 - 397 on-site parking spaces for residents and guest parking
 - b. North Building:
 - 233 apartment units
 - 408 on-site parking spaces for residents and guest
7. A minimum of 92 affordable apartment units shall be provided and consistent with Affordable Housing Implementation Plan No. AH2012-001.
8. Prior to issuance of building permits, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Minor Site Development Review file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Minor Site Development Review and shall highlight the approved elements such that they are readily discernible from other elements of the plans.

9. Prior to the issuance of building permits, the applicant shall submit a detailed landscape and irrigation plan prepared by a licensed landscape architect for the paseo, private recreational areas, and private courtyards. These plans shall incorporate drought tolerant plantings and water efficient irrigation practices, and the plans shall be approved by the Planning Division.
10. All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
11. There shall be no encroachments (buildings, subterranean parking structures or other underground structures including foundations and footings, balconies, patios, stairways, ramps, and stoops) allowed within the 34-foot building setback along Jamboree Road.
12. The maximum encroachment of the South Building's subterranean parking structure into the building setback along Uptown Newport Drive shall be 10 feet.
13. The maximum encroachment of the South and North Buildings' private patios and balconies into the building setback along Uptown Newport Drive shall be 4 feet and 8 feet for stairways, front stoops and ramps.
14. On-site private recreational amenities as illustrated on the Minor Site Development Review application shall be provided and maintained for each residential building.
15. The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, if in the opinion of the Director of Community Development, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
16. Prior to the issuance of a building permit, the applicant shall prepare photometric study in conjunction with a final lighting plan for approval by the Planning Division. The survey shall show that lighting values are "1" foot candles or less at all property lines.
17. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
18. The proposed project shall be in compliance with all applicable conditions identified in City Council Resolution No. 2013-24 (Uptown Newport Tentative Tract Map No. NT2012-002 and Affordable Housing Implementation Plan No. AH2012-001) and mitigation measured contained in the Uptown Newport Environmental Impact Report No. ER2012-001.

19. Prior to the issuance of a building permit, the applicant shall submit a parking management plan to be reviewed and approved by Planning Division. The plan shall address how the on-site parking will be allocated for the residential uses including the guest parking provisions. Each of the residential buildings must be self-parked (no shared parking will be allowed). The plan shall show street parking and how it may be assigned and include enforcement policies. Parking for park users shall also be identified and assigned.
20. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code. The maximum noise shall be limited to no more than depicted below for the specified time periods unless the ambient noise level is higher:

Location	Between the hours of 7AM and 10PM		Between the hours of 10PM and 7AM	
	Interior	Exterior	Interior	Exterior
Residential Property	45dBA	55dBA	40dBA	50dBA
Residential Property located within 100 feet of a commercial property	45dBA	60dBA	45dBA	50dBA
Mixed Use Property	45dBA	60dBA	45dBA	50dBA
Commercial Property	N/A	65dBA	N/A	60dBA

21. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise between the hours of 7 a.m. and 6 p.m., Monday through Friday and 8 a.m. and 6 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
22. All parking lot improvements shall be per City Standards STD-805-L-(A&B).
23. Driveways shall be designed to comply with City Standards STD-110-L, unless otherwise approved by the City Traffic Engineer.
24. All improvements shall be constructed as required by Ordinance and the Public Works Department.
25. All residential parking shall be assigned. All dead-end drive aisles within the residential parking area shall have a minimum of 5-foot hammerhead/drive aisle extension. All dead-end drive aisles within the public/guest parking areas shall have a dedicated-turnaround space and minimum of 5-foot hammerhead/drive aisle extension.
26. Prior to the issuance of a building permit, the applicant shall submit a construction management plan to be reviewed and approved by the Public Works Department.
27. The following mitigation measures related to Hazards and Hazardous Material shall be adhered to:

- a. In compliance with CFC Section 381.1, (Amendment), prior to issuance of building permits for Phase 1, the applicant shall submit a geologic study from a state-licensed and department-approved individual or firm to the Newport Beach Fire Department Fire Prevention Division for review and approval (due to the proximity of the proposed project to a semiconductor facility).
- b. Prior to issuance of any building permit for Phase 1, the applicant shall demonstrate compliance with CFC Section 27041.1 (Amendment which prohibits the storage of any amount of extremely hazardous substances equal to or greater than the disclosable amounts listed in Appendix A, Part 355, Title 40, of the Code of Federal Regulations, in a residential zone adjacent to property developed with residential uses. Compliance shall be demonstrated to the satisfaction of the Newport Beach Fire Department and shall include the following:
 - No residential structures shall be constructed within 200 feet of the anhydrous ammonia tank. Any additions or relocation of anhydrous ammonia tanks will require an updated Offsite Consequence Analysis (OCA).
 - Demonstration of maintenance of industry best practices and provision of minimum EPGR-2 separation distances as defined by the EPA for any extremely hazardous substances (EHS) in excess of disclosable amounts. The use of the term “adjacent to” (per CFC Section 27041.1 (Amendment) shall be interpreted to be a greater distance than an offsite consequence analysis would require as a safe EPGR-2 (or an equivalent and accepted standard) separation distance (bid).
- c. Prior to the issuance of occupancy permits, the applicant shall demonstrate to the satisfaction of the City of Newport Beach Fire Department that the following disclosures and emergency notification procedures/programs are in place:
 - Disclosure to potential Uptown Newport residences that hazardous chemicals are used and stored at the adjacent Tower Jazz facility.
 - Inclusion of property manager or authorized representative of the Uptown Newport Planned Community to the emergency notification list of the Tower Jazz Business Emergency Plan.
 - Program to inform/train the property manager or authorized representative of the Uptown Newport Planned Community in emergency response and evacuation procedures and to incorporate ongoing coordination between the Uptown Newport representative and Tower Jazz to assure proper action in the event of an accident at the facility (shelter in place and/or evacuation routes).
 - Upgrade the Tower Jazz emergency alarm system to include concurrent notification to Uptown Newport residents of chemical release. Provisions of the

alarm system and emergency notification procedure shall be reviewed and approved by the City of Newport Beach Fire Department.

- d. Prior to the introduction of a new extremely hazardous substance or increase in quantity of any existing EHS at Tower Jazz, an updated OCA shall be prepared and reviewed and authorized by the City of Newport Beach Fire Department. Any new EHS shall be appropriately located and the installation designed with all necessary mitigation safeguards specified by the City of Newport Beach Fire Department.
28. An automatic sprinkler system installed in accordance with California Fire Code Section 903.3 and Newport Beach Fire Department Guideline F.05 shall be provided throughout all buildings, per C.F.C. Sec. 903.2.8.
 29. A manual fire alarm system that activates the occupant notification system shall be provided, when any dwelling unit or sleeping unit located three or more stories above the lowest level of exit discharge, or the building contains more than 16 dwelling units or sleeping units, per C.F.C. Sec. 907.2.9.
 30. Type 2A 10BC fire extinguishers shall be required and installed on each floor or level. Travel distance to an extinguisher shall not exceed 75 feet from any point in a building. Parking garages shall be required to have a 2A 20BC located every 50 feet, per C.F.C. Sec. 906.1.
 31. Smoke alarms shall be installed and maintained on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit. The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Smoke alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup, per C.B.C. Sec. 907.2.11.2.
 32. Fire flow shall be provided in accordance with the Newport Beach Fire Department Guideline B.01 "Determination of Required Fire Flow."
 33. A fire hydrant shall be required within 400 feet of all portions of every structure. Also the number of fire hydrants will also be determined by the required fire flow for each structure. A fire flow work sheet will need to be provided for the project and can be obtained from the Newport Beach Fire Department Guideline & Standards B.01, per California Fire Code Section 507.5.1.
 34. Fire apparatus access roads shall be provided as per the Newport Beach Fire Department Guideline C.01. The fire apparatus road shall extend to within 150 feet of all the facility and all portions of the exterior walls of the first story of the building. Minimum width of a fire access roadway shall be 20 feet, no vehicle parking allowed. The width shall be increased to 26 feet within 30 feet of a hydrant, no vehicle parking allowed. Parking on one side is permitted on 28-foot-wide streets narrower than 28

feet in width. Access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Loading zones cannot be shared within the required width of a fire department access roadway.

35. The loading zone shall not impede into the required width of the Fire Department's access lane. As per the California Vehicle Code, no person shall park, or leave standing any vehicle, whether attended or unattended in any location in a publicly or privately owned or operated off-street parking facility, designated as a fire department or fire district with jurisdiction over the area in which the place is located.
36. The inside turning radius for an access road shall be 20 feet or greater. The outside turning radius shall be a minimum of 40 feet (without parking). Cul-de-sacs with center obstructions shall require a larger turning radius as approved by the Fire Department.
37. Fire lane signage shall be provided as per the Newport Beach Fire Department Guideline C.02.
38. Emergency responder radio coverage shall comply with the Newport Beach Fire Department Guideline D.05 "Public Safety Radio System Coverage". This requirement is applicable to buildings or structures that has more than three stories above grade plane, or any building or structure, regardless of the number of stories, in which any single floor space exceeds 45,000 square feet, or any building or structure containing a subterranean space of 250 square feet or more, or any building or structure deemed likely to have diminished in building communications, per C.F.C. Sec. 510.1 Amendment.
39. Standpipes shall be required as per C.F.C. Sec. 905.3 which includes, buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the Fire Department vehicle access, or building where the floor level of the lowest story is located more than 30 feet below the highest level of the Fire Department vehicle access, or building that are two or more stories below the highest level of the Fire Department vehicle access.
40. Separate plan submittal and "permits" shall be required for the following items: Fire Sprinkler System, Underground Fire Line and hydrants, Fire Alarm System, Standpipe System, and 800 MHz.
41. A Knox box shall be required for the proposed development. The Knox box must contain keys which will gain entrance to the building in an emergency situation. Also, keys to any mechanical room or equipment room shall need to be placed in the Knox box.
42. Address shall be placed on all new buildings in such a position that it is plainly visible and legible from the street or road fronting the property.
43. Stairwell signage shall meet the Newport Beach Fire Department Guideline & Standards D.01.

44. Gurney sized elevators with phase I recall shall be required as per C.B.C. Sec. 3002.4a.
45. Areas with “A” Occupancies shall meet all requirements for an assembly type occupancy referred in C.F.C. Sec. 10.28.
46. Landscape/trees shall not obstruct firefighting laddering opportunities to any structures. Tree placement shall be reviewed and approved by the Fire Department.
47. Car charging shall meet requirements from the National Electrical Code 625.5.
48. The applicant is required to obtain all applicable permits from the City’s Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
49. The applicant shall employ the following best available control measures (“BACMs”) to reduce construction-related air quality impacts:

Dust Control

- Water all active construction areas at least twice daily.
- Cover all haul trucks or maintain at least two feet of freeboard.
- Pave or apply water four times daily to all unpaved parking or staging areas.
- Sweep or wash any site access points within two hours of any visible dirt deposits on any public roadway.
- Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.
- Suspend all operations on any unpaved surface if winds exceed 25 mph.

Emissions

- Require 90-day low-NOx tune-ups for off road equipment.
- Limit allowable idling to 30 minutes for trucks and heavy equipment

Off-Site Impacts

- Encourage car-pooling for construction workers.
- Limit lane closures to off-peak travel periods.
- Park construction vehicles off traveled roadways.
- Wet down or cover dirt hauled off-site.
- Sweep access points daily.
- Encourage receipt of materials during non-peak traffic hours.
- Sandbag construction sites for erosion control.

Fill Placement

- The number and type of equipment for dirt pushing will be limited on any day to ensure that SCAQMD significance thresholds are not exceeded.
- Maintain and utilize a continuous water application system during earth placement and compaction to achieve a-10 percent soil moisture content in

the top six-inch surface layer, subject to review/discretion of the geotechnical engineer.

51. Prior to the issuance of grading permits, a Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) to comply with the General Permit for Construction Activities shall be prepared, submitted to the State Water Quality Control Board for approval and made part of the construction program. The project applicant will provide the City with a copy of the NOI and their application check as proof of filing with the State Water Quality Control Board. This plan will detail measures and practices that will be in effect during construction to minimize the project's impact on water quality.
52. Prior to issuance of grading permits, the applicant shall prepare and submit a Water Quality Management Plan (WQMP) for the proposed project, subject to the approval of the Building Division and Code and Water Quality Enforcement Division. The WQMP shall provide appropriate Best Management Practices (BMPs) to ensure that no violations of water quality standards or waste discharge requirements occur.
53. A list of "good house-keeping" practices will be incorporated into the long-term post-construction operation of the site to minimize the likelihood that pollutants will be used, stored or spilled on the site that could impair water quality. These may include frequent parking area vacuum truck sweeping, removal of wastes or spills, limited use of harmful fertilizers or pesticides, and the diversion of storm water away from potential sources of pollution (e.g., trash receptacles and parking structures). The Stage 2 WQMP shall list and describe all structural and non-structural BMPs. In addition, the WQMP must also identify the entity responsible for the long-term inspection, maintenance, and funding for all structural (and if applicable Treatment Control) BMPs.

APPEAL PERIOD:

An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Kimberly Brandt, AICP, Community Development Director

By:



Rosalinh Ung
Associate Planner

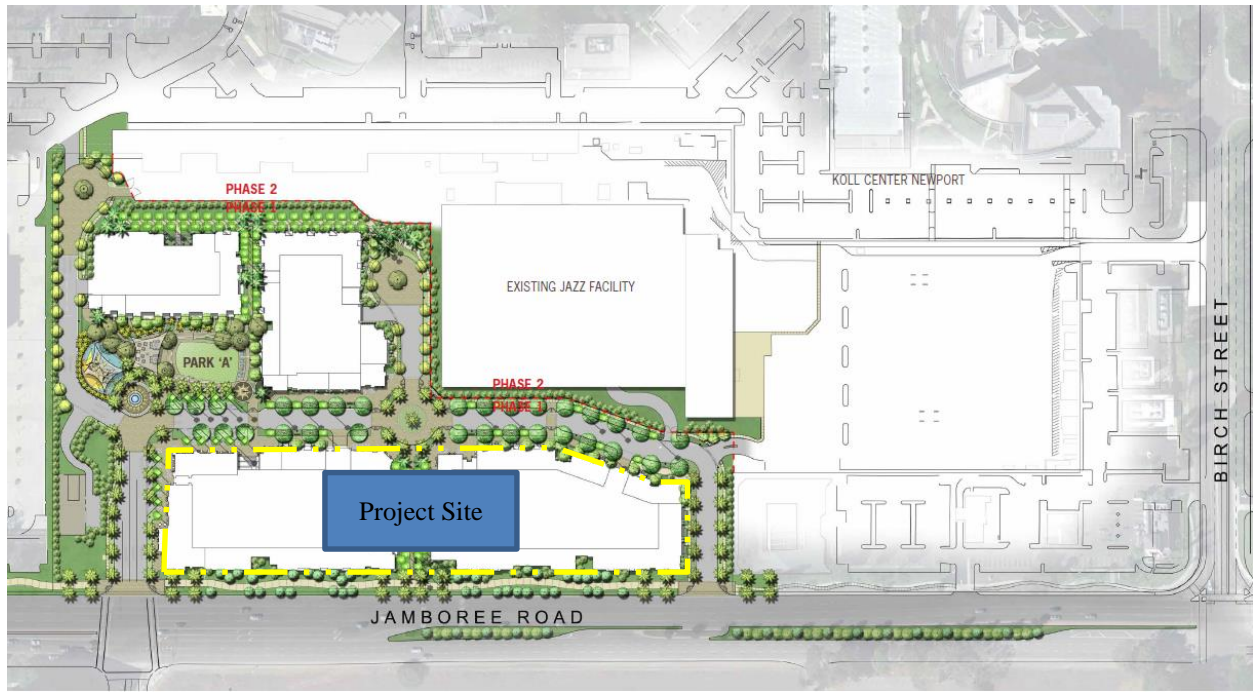
JC/ru

Attachments: CD 1 Vicinity Map
CD 2 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Site Development Review – Minor No. SD2017-002
(PA2017-040)

4201 and 4301 Jamboree Road

Attachment No. CD 2

Project Plans

UPTOWN NEWPORT



PROJECT TEAM DIRECTORY

DEVELOPER



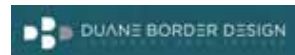
The Picerne Group
30950 Rancho Viejo Road, Suite 200
San Juan Capistrano, CA 92675
Contact: Derek Picerne & Jim Teegarden
Phone: 949.267.1525



ARCHITECT

TCA Architects
19782 MacArthur Blvd., Suite 300
Irvine, CA 92612
Contact: Irwin Yau & Jon Hellinga
Phone: 949.862.0270

LANDSCAPE ARCHITECT



Duane Border Design
2404 Wilshire Blvd., Suite 9E
Los Angeles, CA 90057
Contact: Duane Border
Phone: 310.954.9618

CIVIL ENGINEER



Hall & Foreman Inc.
17782 17th Street, Suite 200
Tustin, CA 92780-1947
Contact: Eddie Oune
Phone: 714.665.4500

STRUCTURAL ENGINEER



VCA Engineers
888 S. Figueroa St.
Los Angeles, CA 90017
Contact: Abe Blunda
Phone: 714.978.9780

PROJECT DATA

PROJECT DATA

ASSESSOR PARCEL NUMBERS:
Lot #'s 3 & 4 of Tract Map No. 17763
APN: 445-1 31-02 & -03

PROJECT ADDRESS:
2311 Jamboree Rd., Newport Beach, CA 92660

APPLICABLE CODES:
City of Newport Beach Zoning Ordinance
Uptown Newport Planned Community Development Plan

GENERAL PLAN LAND USE:
MUH2

ZONING:
Uptown Newport Planned Community

TYPE OF CONSTRUCTION:
Type VA Sprinklered, NFPA-13 (Residential)
Type IA Sprinklered, NFPA-13 (B1 Garage, Retail & Level 1 Residential)

OCCUPANCY CLASSIFICATION:
R-2 Residential Units
S-2 Garage
B Leasing Office, Resident Amenity, Roof Deck, Fitness Center
M Retail

LOT AREA:
± 201,683 SF 4.63 AC

LOT COVERAGE:
REQUIRED No minimum requirement
PROVIDED 77.4%

BUILDING SETBACKS:
North - Entry Drive: 17' Required
East - Jamboree Road: 34' Required
South - Entry Drive: 20' Required
West - Spine Street: 27' Required

BUILDING HEIGHT:
PERMITTED 60' maximum above average grade plane per Zoning
PROPOSED 58'-4" maximum above average grade plane to top of sheathing.
Additional 5'-13' shown to top of parapet for shaft enclosures.

RECREATIONAL AMENITIES :
REQUIRED 44 SF/DU*: 20,328 SF
PROVIDED 112 SF/DU 51,830 SF

* Note: A total of 44 SF of private recreational amenity space required per dwelling unit.
Section 3.7.2 of Uptown Newport Planned Community Development

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SOUTH BUILDING EXTERIOR ELEVATIONS	NOT INCLUDED A-2.4
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SUN / SHADE DIAGRAM	NOT INCLUDED A-4.1
MATERIALS	A-5.1
ALLOWABLE AREA LEVEL 02	NOT INCLUDED A-5.2
RECREATIONAL AMENITIES	A-5.3
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LANDSCAPE CONCEPT PLAN AMENITY DECK	NOT INCLUDED L-1.3
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LANDSCAPE CONCEPT PLAN PEDESTRIAN PASEO	NOT INCLUDED L-1.5
LANDSCAPE PALETTE / LIGHTING CONCEPT	NOT INCLUDED L-1.6

DEVELOPMENT PARAMETERS

ZONING	Uptown Newport Specific Plan
TOTAL SITE AREA (ACRES)	4.63 Acres
SITE AREA - SOUTH BUILDING (ACRES)	2.32 Acres
SITE AREA - NORTH BUILDING (ACRES)	2.31 Acres
MAXIMUM BUILDING HEIGHT	60'-0" (Per 504.2)
TOTAL NUMBER OF UNITS	462 DU
NUMBER OF MARKET-RATE UNITS	370 DU
NUMBER OF AFFORDABLE UNITS	92 DU
DENSITY PER ACRE	99.7

UNIT SUMMARY

UNIT MIX (TOTAL PROJECT)		
UNIT TYPE	COUNT	% OF MIX
Studio (Market Rate)	44	9.5%
Studio (Affordable)	11	2.4%
One Bedroom (Market Rate)	211	45.7%
One Bedroom (Affordable)	53	11.5%
Two Bedroom (Market Rate)	115	24.9%
Two Bedroom (Affordable)	28	6.1%
TOTAL (Market Rate)	370	80.1%
TOTAL (Affordable)	92	19.9%
GRAND TOTAL	462	

UNIT TYPE PER BUILDING

SOUTH BUILDING			NORTH BUILDING			PROJECT TOTAL		
UNIT TYPE	COUNT	%	UNIT TYPE	COUNT	%	UNIT TYPE	COUNT	%
SE-1	12		SE-1	9		SE-1	21	4.5%
SC-1	15		SC-1	9		SC-1	24	5.2%
SL-NB1	3		SL-NB1	7		SL-NB1	10	2.2%
AE-2	16		AE-2	16		AE-2	32	6.9%
AE-NB2	12		AE-NB2	16		AE-NB2	28	6.1%
AC-1	20		AC-1	12		AC-1	32	6.9%
AC-2	4		AC-2	17		AC-2	21	4.5%
AC-2.1	28		AC-2.1	20		AC-2.1	48	10.4%
AC-NB1	5		AC-NB1	6		AC-NB1	11	2.4%
AL-1	27		AL-1	33		AL-1	60	13.0%
AL-NB1	8		AL-NB1	9		AL-NB1	17	3.7%
AL-NB2	6		AL-NB2	0		AL-NB2	6	1.3%
AL-NB3	0		AL-NB3	0		AL-NB3	0	0.0%
AL-NB4	4		AL-NB4	4		AL-NB4	8	1.7%
A745	1		A745	0		A745	1	0.2%
BE-NB1	8		BE-NB1	15		BE-NB1	23	5.0%
BE-NB2	8		BE-NB2	8		BE-NB2	16	3.5%
BC-1	21		BC-1	21		BC-1	42	9.1%
BC-NB1	8		BC-NB1	4		BC-NB1	12	2.6%
BC-NB2	0		BC-NB2	4		BC-NB2	4	0.9%
BL-1	10		BL-1	12		BL-1	22	4.8%
BL-NB1	7		BL-NB1	11		BL-NB1	18	3.9%
B750	4		B750	0		B750	4	0.9%
B940	1		B940	0		B940	1	0.2%
B950	1		B950	0		B950	1	0.2%
TOTAL	229		TOTAL	233		TOTAL	462	

BUILDING AREAS

SOUTH BUILDING - RESIDENTIAL	
Amenity	5,755 SF.
Circulation	56,175 SF.
Leasing	2,564 SF.
Residential	192,709 SF.
Parking	183,258 SF.
TOTAL	440,461 SF.

Note: Building areas are taken from outside of exterior walls, including all stairs and mechanical penetrations, excluding all decks and balconies. All numbers are approximations and schematic in nature and subject to change.

TOTAL BUILDING AREAS	
South Building	440,461 SF.
North Building	422,531 SF.
TOTAL	862,992 SF.

PARKING SUMMARY

SOUTH BUILDING - RESIDENT & GUEST

REQUIRED PARKING				
(Per City of Newport Beach Municipal Code Section 20.40.040)				
RESIDENT				
UNIT	COUNT	RATIO	REQ'D PKG	
Studio	23	1.1	25.3	
Studio - Affordable	7	1	7	
One Bedroom	106	1.5	159	
One Bedroom - Affordable	25	1	25	
Two Bedroom	54	1.8	97.2	
Two Bedroom - Affordable	14	2	28	
TOTAL	229		341.5	
RATIO			1.49	
GUEST				
UNIT	COUNT	RATIO	REQ'D PKG	
Studio	23	0.3	6.9	
Studio - Affordable	7	0	0	
One Bedroom	106	0.3	31.8	
One Bedroom - Affordable	25	0	0	
Two Bedroom	54	0.3	16.2	
Two Bedroom - Affordable	14	0	0	
TOTAL	229		54.9	
RATIO			0.24	
TOTAL REQUIRED - RESIDENT + GUEST				
UNIT	COUNT	RATIO	REQ'D PKG	
Studio	23	1.4	32.2	
Studio - Affordable	7	1	7	
One Bedroom	106	1.8	190.8	
One Bedroom - Affordable	25	1	25	
Two Bedroom	54	2.1	113.4	
Two Bedroom - Affordable	14	2	28	
TOTAL	229		397	
RATIO			1.73	

PROVIDED PARKING					
RESIDENT					
LEVEL	STALL TYPE				TOTAL
	HC Van (9'x18)*	HC Standard (9'x18)*	S1 (8.5'x17')	S2 (9'x18')	
Level 1	1	0	0	12	13
Basement 1	1	4	29	121	155
Basement 2	0	1	33	140	174
TOTAL	2	5	62	273	342
RATIO	0.6%	1.5%	18.1%	79.8%	1.49
*Per CBC Section 11298: 2% of total provided resident parking = 7 HC stalls					
GUEST					
LEVEL	STALL TYPE				TOTAL
	HC Van (9'x18)*	HC Standard (9'x18)*	S1 (8.5'x17')	S2 (9'x18')	
Level 1	1	1	13	31	46
Basement 1	0	1	3	5	9
TOTAL	1	2	16	36	55
RATIO	1.8%	3.6%	29.1%	65.5%	0.24
*Per CBC Section 11298: 4% of total provided guestt parking = 3 HC stalls					
TOTAL PROVIDED - RESIDENT + GUEST					
LEVEL	STALL TYPE				TOTAL
	HC Van (9'x18)*	HC Standard (9'x18)*	S1 (8.5'x17')	S2 (9'x18')	
Level 1	2	1	13	43	59
Basement 1	1	5	32	126	164
Basement 2	0	1	33	140	174
TOTAL	3	7	78	309	397
RATIO	0.8%	1.8%	19.6%	77.8%	1.73



GROUND LEVEL VIEW LOOKING NORTH ALONG JAMBOREE AT MAIN PROJECT ENTRY

ENTITLED



KEY MAP



GROUND LEVEL VIEW LOOKING NORTH ALONG JAMBOREE AT MAIN PROJECT ENTRY



KEY MAP



GROUND LEVEL VIEW LOOKING AT RETAIL BLOCK ALONG INTERNAL STREET

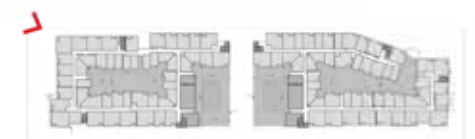
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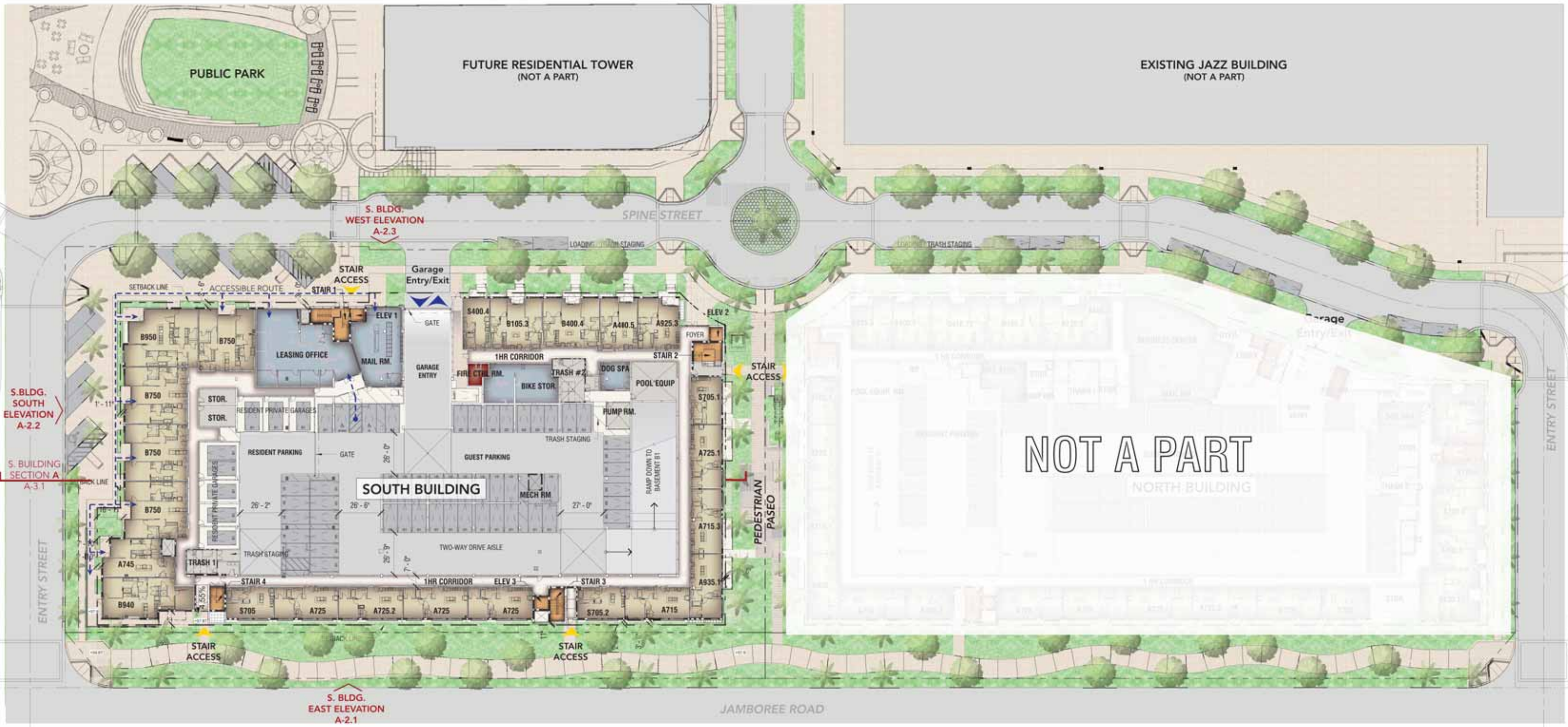
KEY MAP



GROUND LEVEL VIEW LOOKING AT RETAIL BLOCK ALONG INTERNAL STREET



KEY MAP



S. BLDG. SOUTH ELEVATION A-2.2
 S. BUILDING SECTION A-A-31

S. BLDG. WEST ELEVATION A-2.3

S. BLDG. EAST ELEVATION A-2.1

NOT A PART
 NORTH BUILDING

LEGEND

	RETAIL		CIRCULATION
	AMENITY		MECHANICAL
	UNIT		ROAD
	CORRIDOR		PARKING
	ROOF DECK		FIRE DEP.









PUBLIC PARK
(NOT A PART)

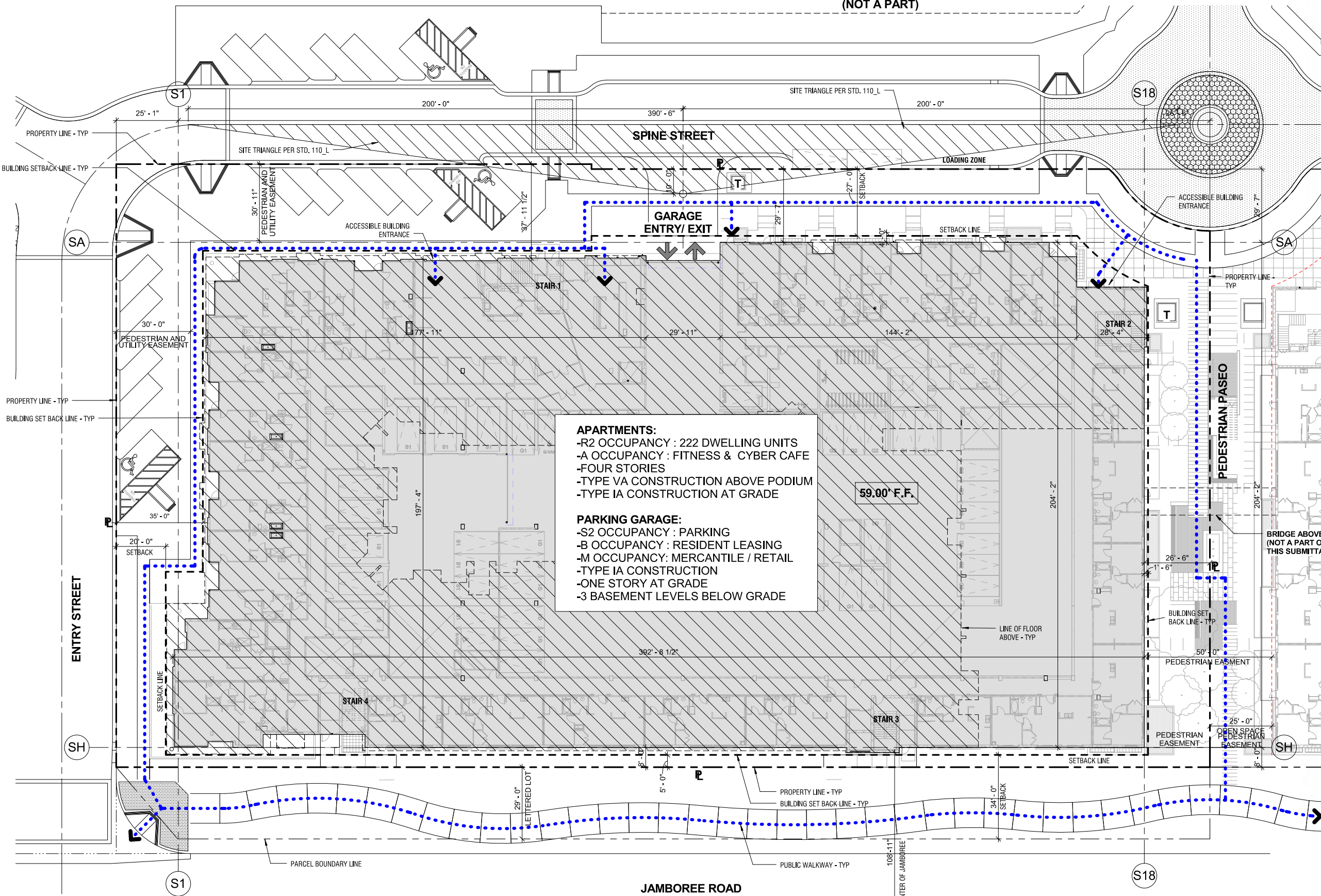
FUTURE RESIDENTIAL TOWER
(NOT A PART)

SITE NOTES

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE AND LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS. IT IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENT.
2. THIS SITE PLAN IS FOR BUILDING DEPARTMENT USE ONLY. ALL DIMENSIONS SHOWN ARE APPROXIMATE. SEE PLANS PREPARED BY CIVIL ENGINEER FOR EXACT BUILDING LOCATIONS AND CURBS, STREETS, DRIVEWAYS, UTILITIES, GRADING, ETC. SEE PLANS PREPARED BY LANDSCAPE ARCHITECT FOR SIDEWALKS, HARDSCAPES, LANDSCAPES, FENCES, ETC.
3. SEE CIVIL DRAWINGS FOR LOT LINE DIMENSIONS AND GRADING.
4. ALL ACCESSIBLE ROUTES PER PLAN.
5. REFER TO CIVIL PLAN FOR NEW AND EXISTING UTILITY LOCATIONS.
6. ALL SITE DIMENSIONS AND SITE ELEVATIONS SHOWN ON THE SITE PLAN ARE FOR REFERENCE ONLY. ALL ELEVATIONS SHOWN ARE TO FINISH SURFACE U.N.O. CIVIL DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS FOR SITE DIMENSIONS AND SITE ELEVATIONS.
7. SURFACE WATER WILL DRAIN AWAY FROM BUILDING. THE GRADE SHALL BE A MINIMUM OF 1% WITHIN THE FIRST 10 FEET (2% FOR IMPERVIOUS SURFACES), PER CBC SECTION 1804.3. REFER TO CIVIL DRAWINGS FOR GRADES.
8. STORM WATER MANAGEMENT PER CIVIL. WATER FROM ROOF AND PODIUM DECK AREAS TO BE COLLECTED WITH DOWN SPOUTS AND INTERNAL DRAINS TO GARAGE.
9. PARCEL BOUNDARY LINES AND SETBACK LINE LOCATIONS TAKEN FROM UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN.
10. ALL PARKING LOT IMPROVEMENTS SHALL BE PER CITY STANDARD STD-805-L(A&B). DRIVEWAYS SHALL BE DESIGNED TO COMPLY WITH CITY STANDARD STD-110-L.
11. REFER TO CIVIL DRAWINGS FOR ALL EASEMENT INFORMATION

SITE PLAN LEGEND

-  ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY TO BUILDING ENTRANCE
-  BUILDING VEHICULAR PARKING GARAGE ENTRY/EXIT
-  PROPOSED TRANSFORMER AND SWITCHGEAR LOCATION.
-  FIRE HYDRANT LOCATION, VERIFY LOCATION WITH CIVIL DRAWINGS
-  SETBACK LINE
-  PROPERTY LINE, VERIFY LOCATION WITH CIVIL DRAWINGS
-  BUILDING FOOTPRINT
-  PODIUM LEVEL



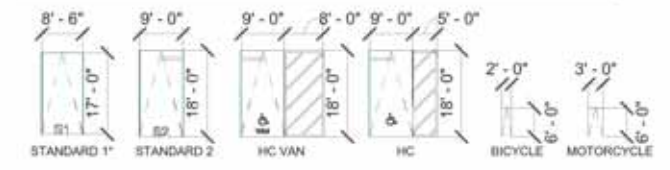
APARTMENTS:
 -R2 OCCUPANCY : 222 DWELLING UNITS
 -A OCCUPANCY : FITNESS & CYBER CAFE
 -FOUR STORIES
 -TYPE VA CONSTRUCTION ABOVE PODIUM
 -TYPE IA CONSTRUCTION AT GRADE

PARKING GARAGE:
 -S2 OCCUPANCY : PARKING
 -B OCCUPANCY : RESIDENT LEASING
 -M OCCUPANCY: MERCANTILE / RETAIL
 -TYPE IA CONSTRUCTION
 -ONE STORY AT GRADE
 -3 BASEMENT LEVELS BELOW GRADE

59.00' F.F.



STALL SIZES

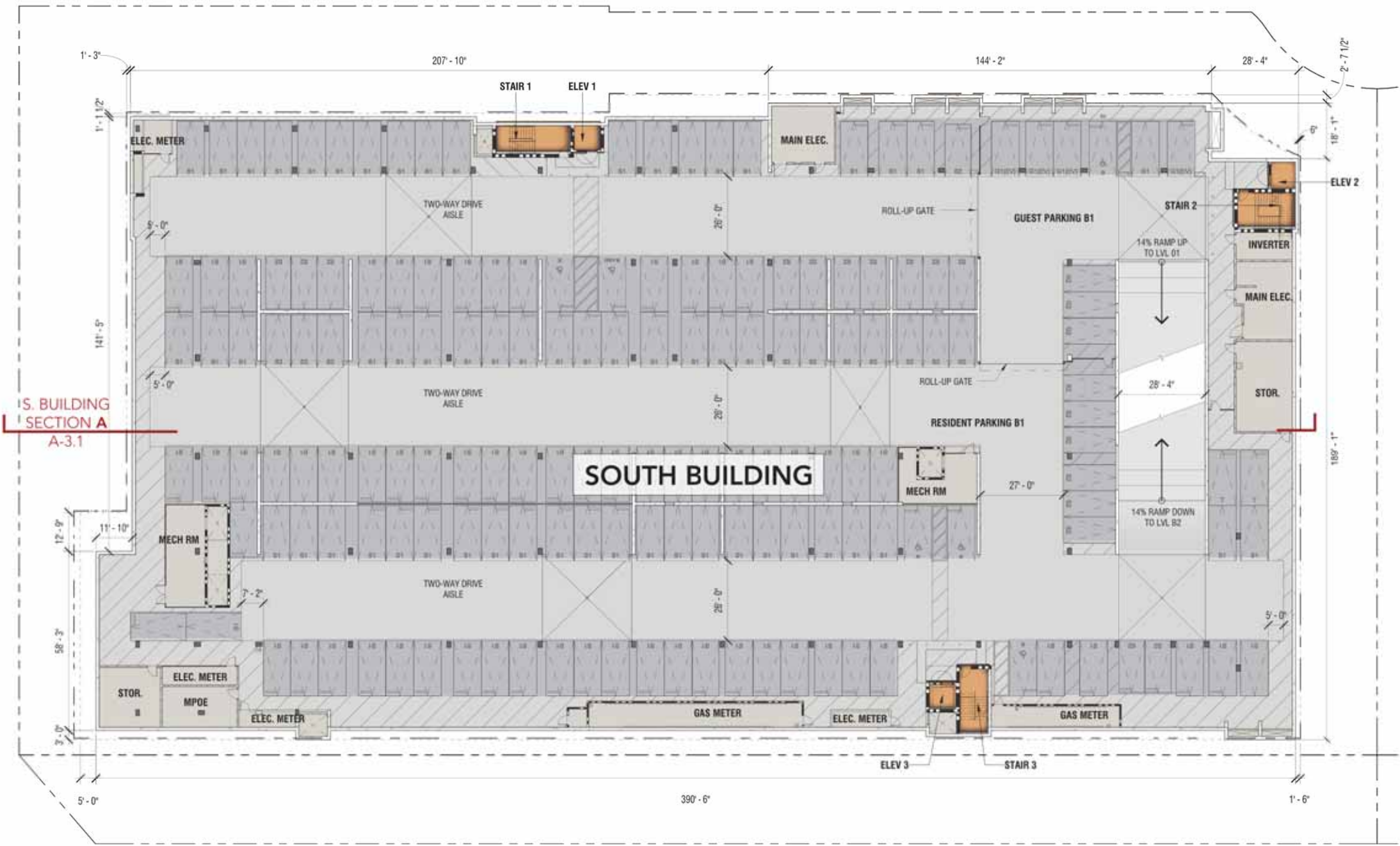


* PER CITY OF NEWPORT BEACH SECTION 20.52.070, "WHEN THE LENGTH OF A PARKING SPACE ABUTS A COLUMN, FENCE, WALL, OR OTHER OBSTRUCTION, THE REQUIRED WIDTH OF THE SPACE SHALL BE INCREASED TO 9 FEET."

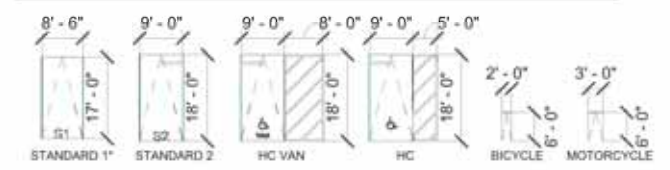
RESIDENT				
LEVEL	STALL TYPE			TOTAL
	HC Van (9'x18')	HC Standard (9'x18')	S1 (8.5'x17')	S2 (9'x18')
Level 1	1	0	0	11
Basement 1	1	4	79	115
Basement 2	0	1	88	174
TOTAL	2	5	62	273
RATIO	0.6%	1.5%	18.1%	79.8%
*Per CBC Section 1129B: 2% of total provided resident parking = 7 HC stalls				
GUEST				
LEVEL	STALL TYPE			TOTAL
	HC Van (9'x18')	HC Standard (9'x18')	S1 (8.5'x17')	S2 (9'x18')
Level 1	1	1	13	31
Basement 1	0	1	3	5
TOTAL	1	2	16	36
RATIO	1.8%	3.6%	29.1%	65.5%
*Per CBC Section 1129B: 4% of total provided guest parking = 3 HC stalls				
TOTAL PROVIDED - RESIDENT + GUEST				
LEVEL	STALL TYPE			TOTAL
	HC Van (9'x18')	HC Standard (9'x18')	S1 (8.5'x17')	S2 (9'x18')
Level 1	2	1	13	43
Basement 1	1	5	32	126
Basement 2	0	1	33	174
TOTAL	3	7	78	309
RATIO	0.8%	1.8%	19.6%	77.8%

LEGEND





STALL SIZES

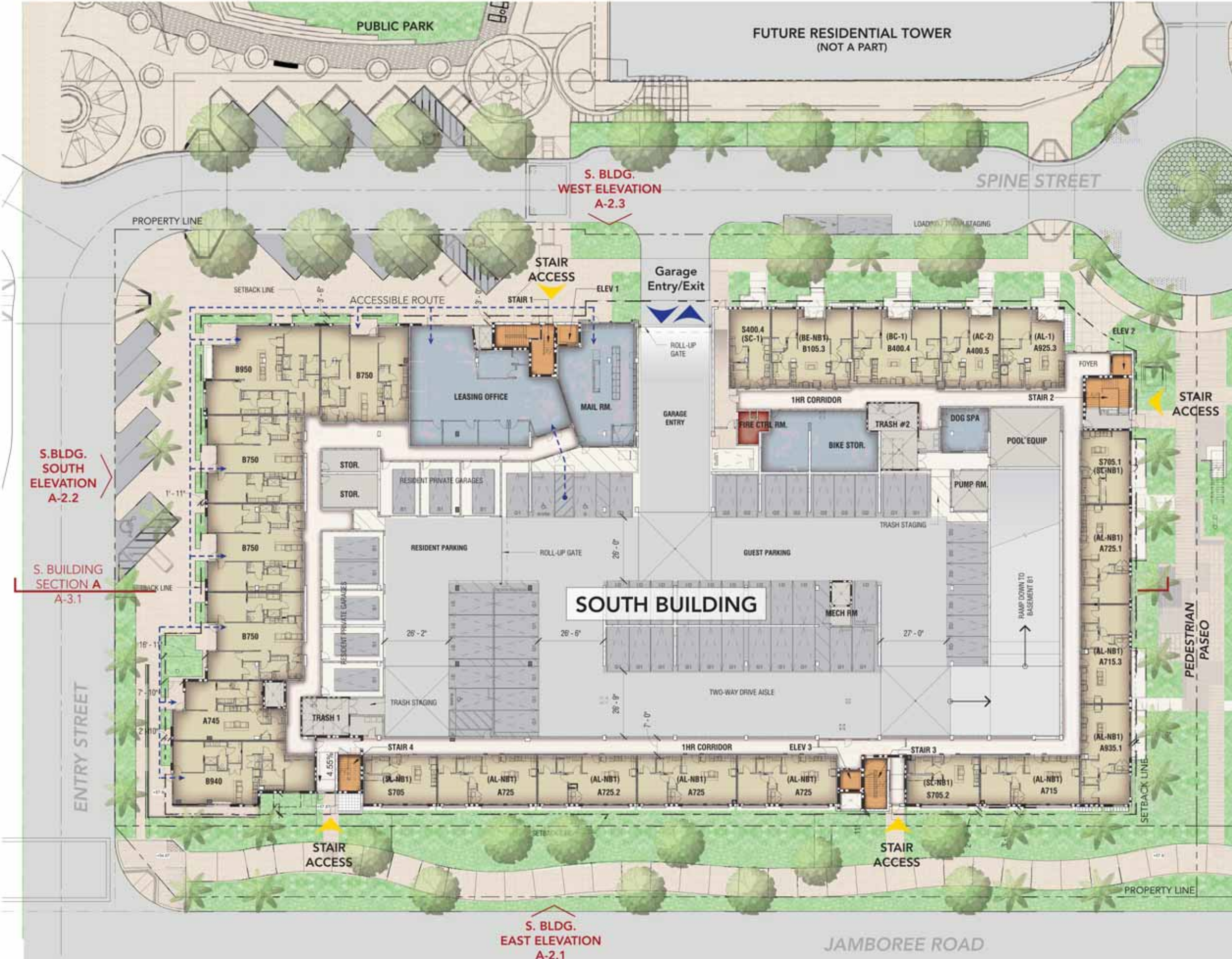


* PER CITY OF NEWPORT BEACH SECTION 20.52.070, "WHEN THE LENGTH OF A PARKING SPACE ABUTS A COLUMN, FENCE, WALL, OR OTHER OBSTRUCTION, THE REQUIRED WIDTH OF THE SPACE SHALL BE INCREASED TO 9 FEET."

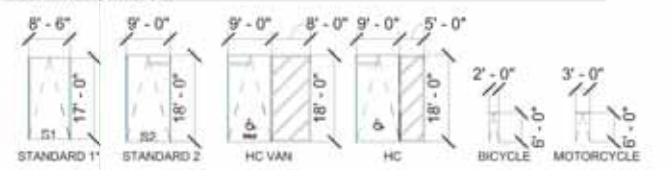
PROVIDED PARKING					
RESIDENT					
LEVEL	STALL TYPE				TOTAL
	HC Van (9'x18)*	HC Standard (9'x18)*	S1 (8.5'x17)	S2 (9'x18)	
Level 1	1	0	0	12	13
Basement 1	1	4	28	121	135
Basement 2	0	1	33	134	138
TOTAL	2	5	62	273	342
RATIO	0.6%	1.5%	18.1%	79.8%	1.49
*Per CBC Section 11298: 2% of total provided resident parking = 7 HC stalls					
GUEST					
LEVEL	STALL TYPE				TOTAL
	HC Van (9'x18)*	HC Standard (9'x18)*	S1 (8.5'x17)	S2 (9'x18)	
Level 1	1	1	13	31	46
Basement 1	0	1	3	5	9
TOTAL	1	2	16	36	55
RATIO	1.8%	3.6%	29.1%	65.5%	0.24
*Per CBC Section 11298: 4% of total provided guest parking = 3 HC stalls					
TOTAL PROVIDED - RESIDENT + GUEST					
LEVEL	STALL TYPE				TOTAL
	HC Van (9'x18)*	HC Standard (9'x18)*	S1 (8.5'x17)	S2 (9'x18)	
Level 1	2	1	13	43	59
Basement 1	1	5	32	126	164
Basement 2	0	1	33	140	174
TOTAL	3	7	78	309	397
RATIO	0.8%	1.8%	19.6%	77.8%	1.73

LEGEND





STALL SIZES



* PER CITY OF NEWPORT BEACH SECTION 20.52.070, "WHEN THE LENGTH OF A PARKING SPACE ABUTS A COLUMN, FENCE, WALL, OR OTHER OBSTRUCTION, THE REQUIRED WIDTH OF THE SPACE SHALL BE INCREASED TO 9 FEET."

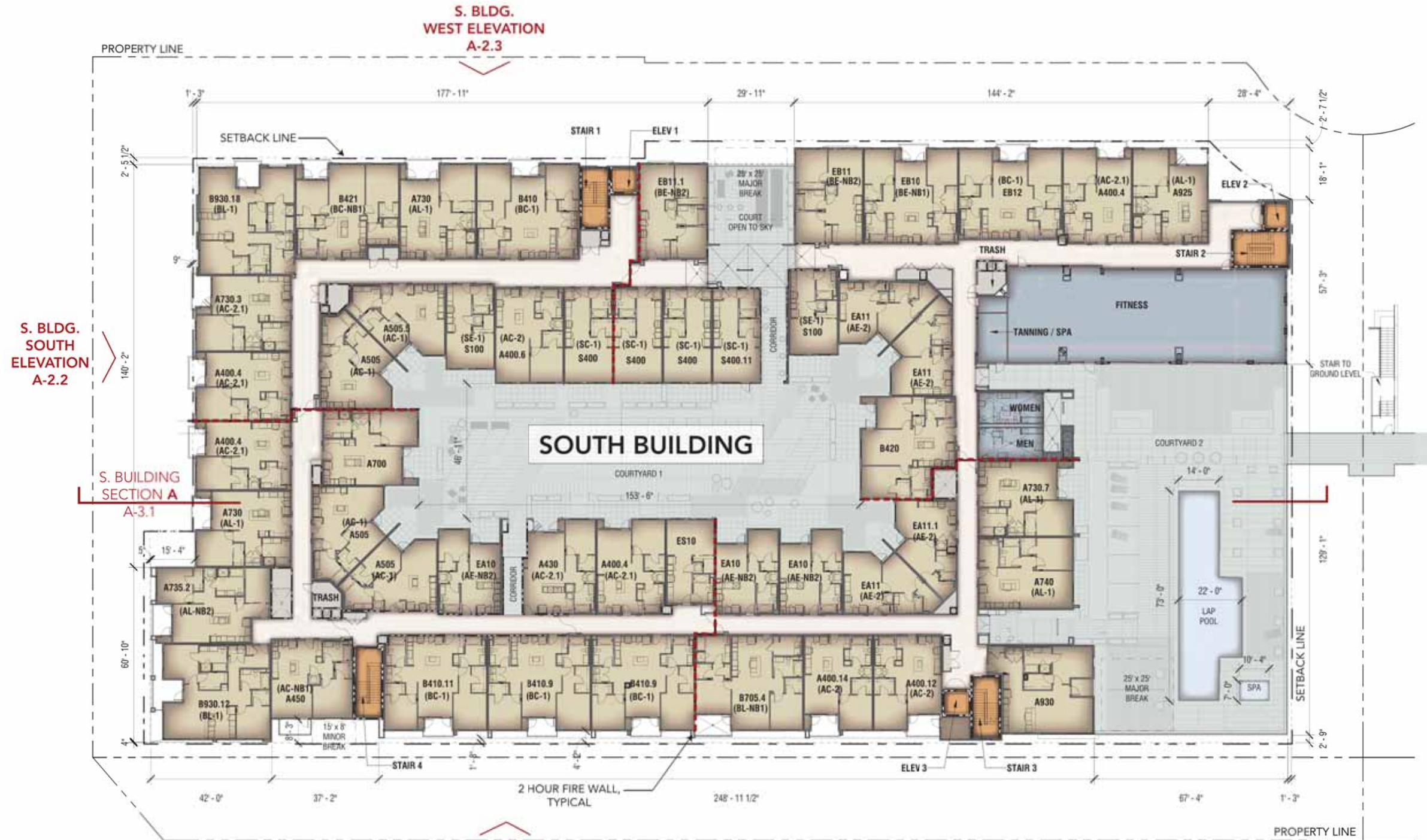
PROVIDED PARKING					
RESIDENT					
LEVEL	STALL TYPE				TOTAL
	HC Van (9'x18')	HC Standard (9'x18')	S2 (8.5'x17')	S2 (9'x18')	
Level 1	1	0	0	12	13
Basement 1	1	4	29	121	135
Basement 2	0	1	23	140	174
TOTAL	2	5	52	275	342
RATIO	0.6%	1.5%	12.1%	75.8%	1.48

GUEST					
LEVEL	STALL TYPE				TOTAL
	HC Van (9'x18')	HC Standard (9'x18')	S2 (8.5'x17')	S2 (9'x18')	
Level 1	1	1	13	31	46
Basement 1	0	1	3	5	9
TOTAL	1	2	16	36	55
RATIO	1.8%	3.0%	29.1%	65.5%	0.24

TOTAL PROVIDED - RESIDENT + GUEST					
LEVEL	STALL TYPE				TOTAL
	HC Van (9'x18')	HC Standard (9'x18')	S2 (8.5'x17')	S2 (9'x18')	
Level 1	2	1	13	43	59
Basement 1	1	5	32	126	164
Basement 2	0	1	23	140	174
TOTAL	3	7	78	309	397
RATIO	0.8%	1.8%	19.6%	77.8%	1.73

LEGEND

- RETAIL
- AMENITY
- UNIT
- CORRIDOR
- ROOF DECK
- CIRCULATION
- MECHANICAL
- ROAD
- PARKING
- FIRE DEP.

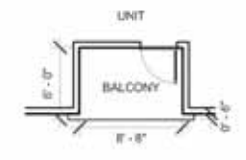


S. BLDG.
SOUTH
ELEVATION
A-2.2

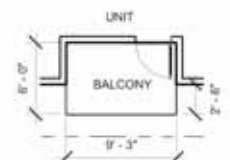
S. BLDG.
WEST ELEVATION
A-2.3

S. BUILDING
SECTION A
A-3.1

S. BLDG.
EAST ELEVATION
A-2.1



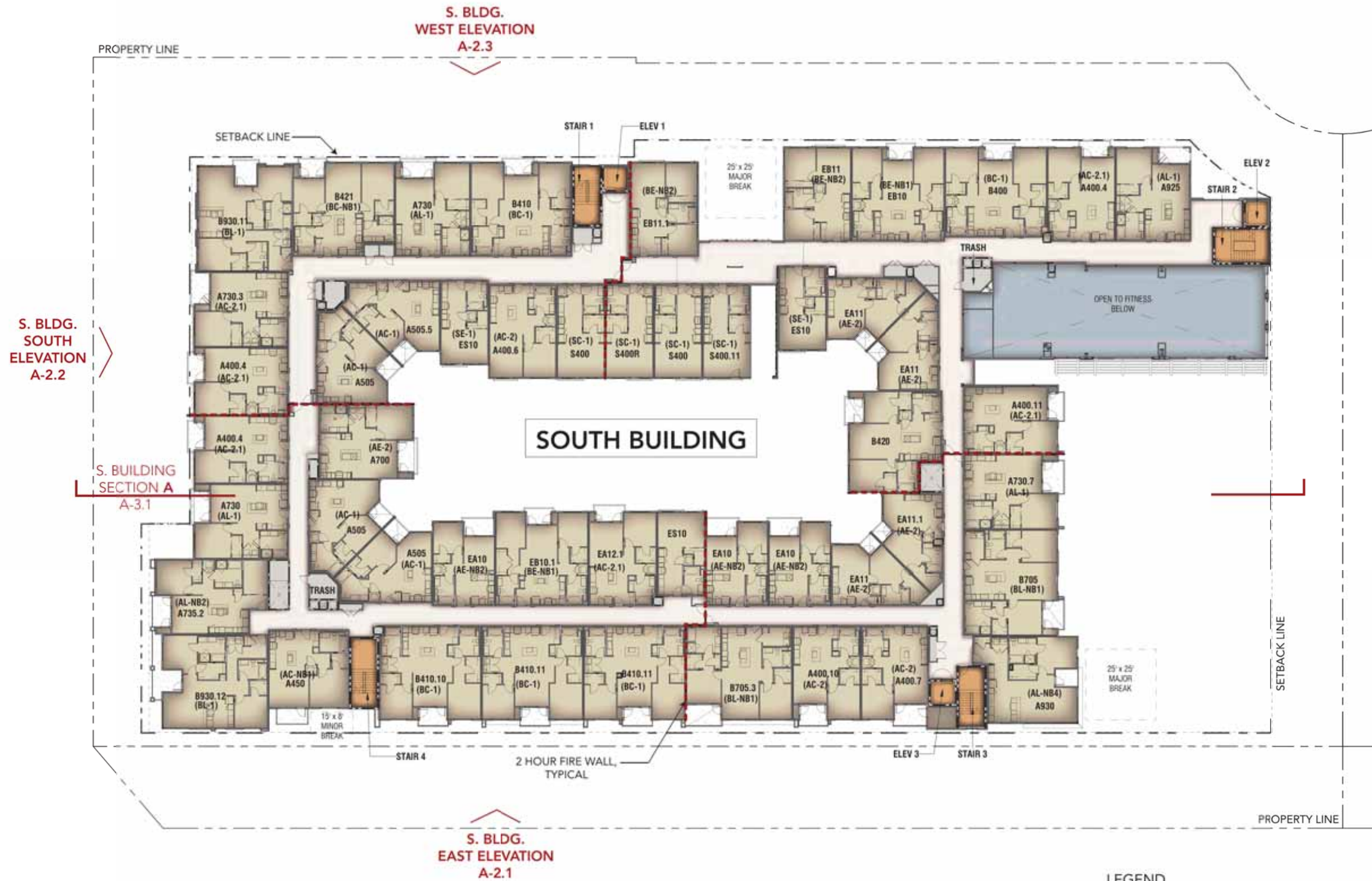
2 TYP. BALCONY PLAN 1
1/8" = 1'-0"



3 TYP. BALCONY PLAN 2
1/8" = 1'-0"

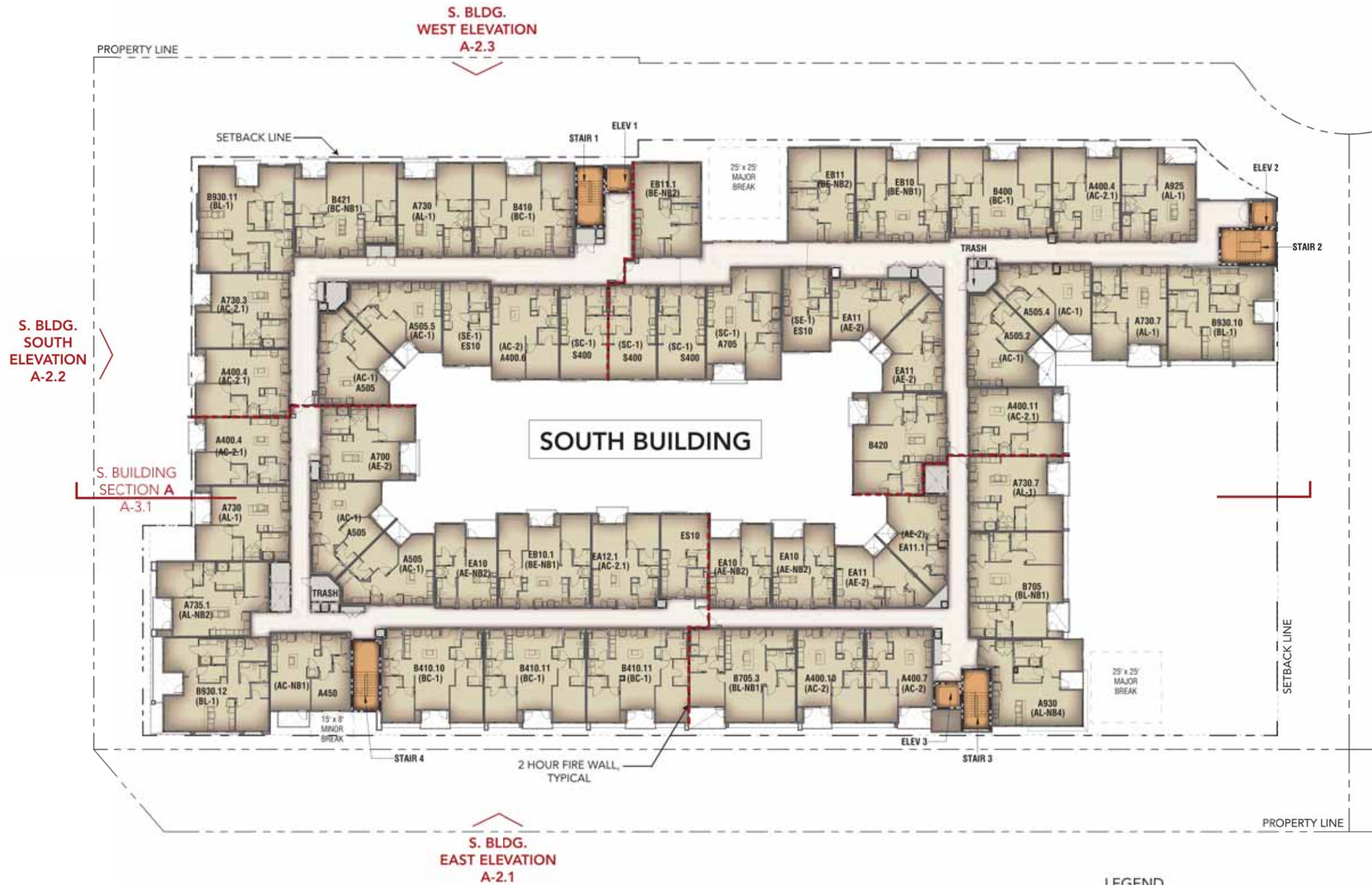
LEGEND

	RETAIL		CIRCULATION
	AMENITY		MECHANICAL
	UNIT		ROAD
	CORRIDOR		PARKING
	ROOF DECK		FIRE DEP.



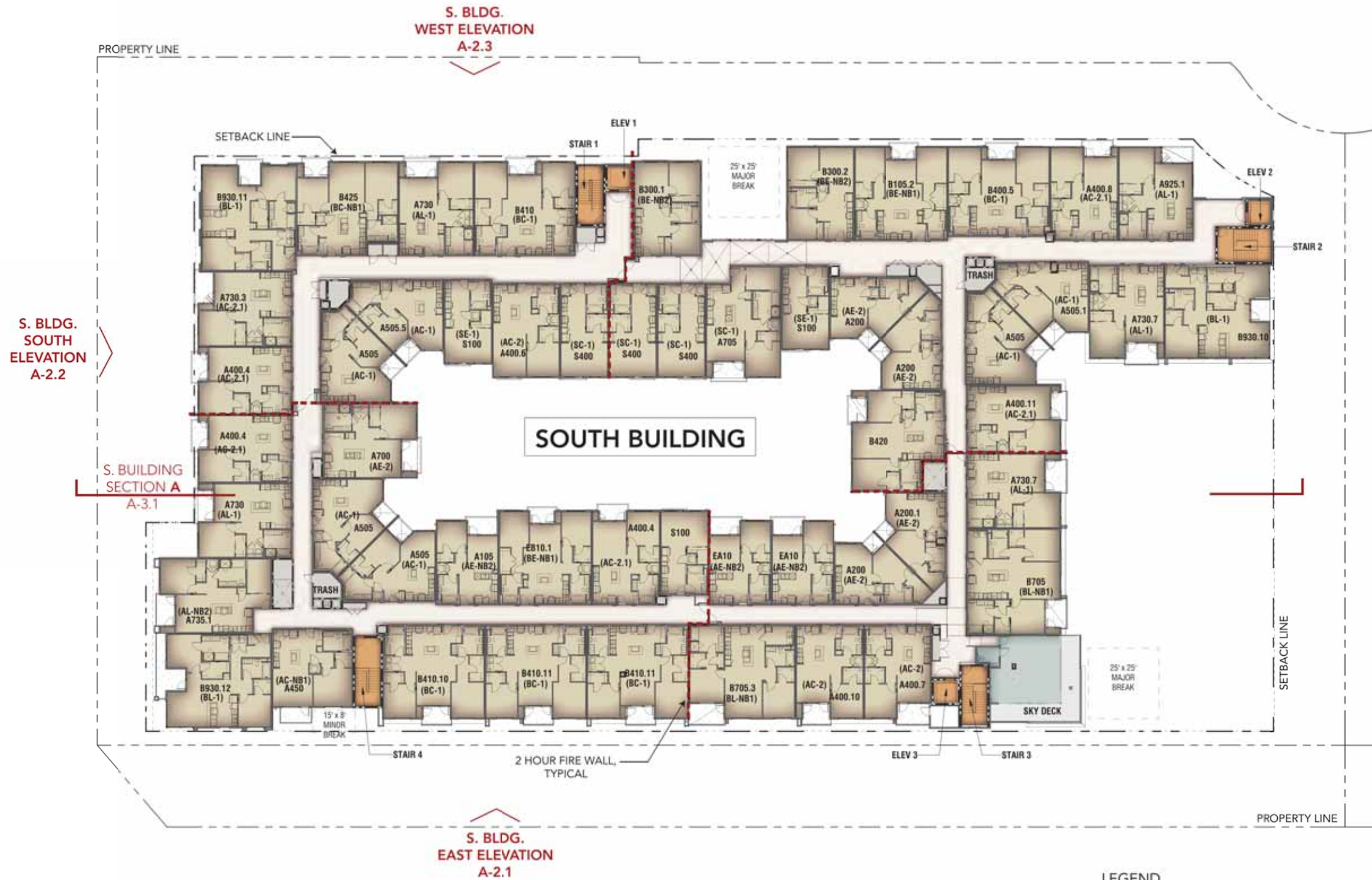
LEGEND

 RETAIL	 CIRCULATION
 AMENITY	 MECHANICAL
 UNIT	 ROAD
 CORRIDOR	 PARKING
 ROOF DECK	 FIRE DEP.



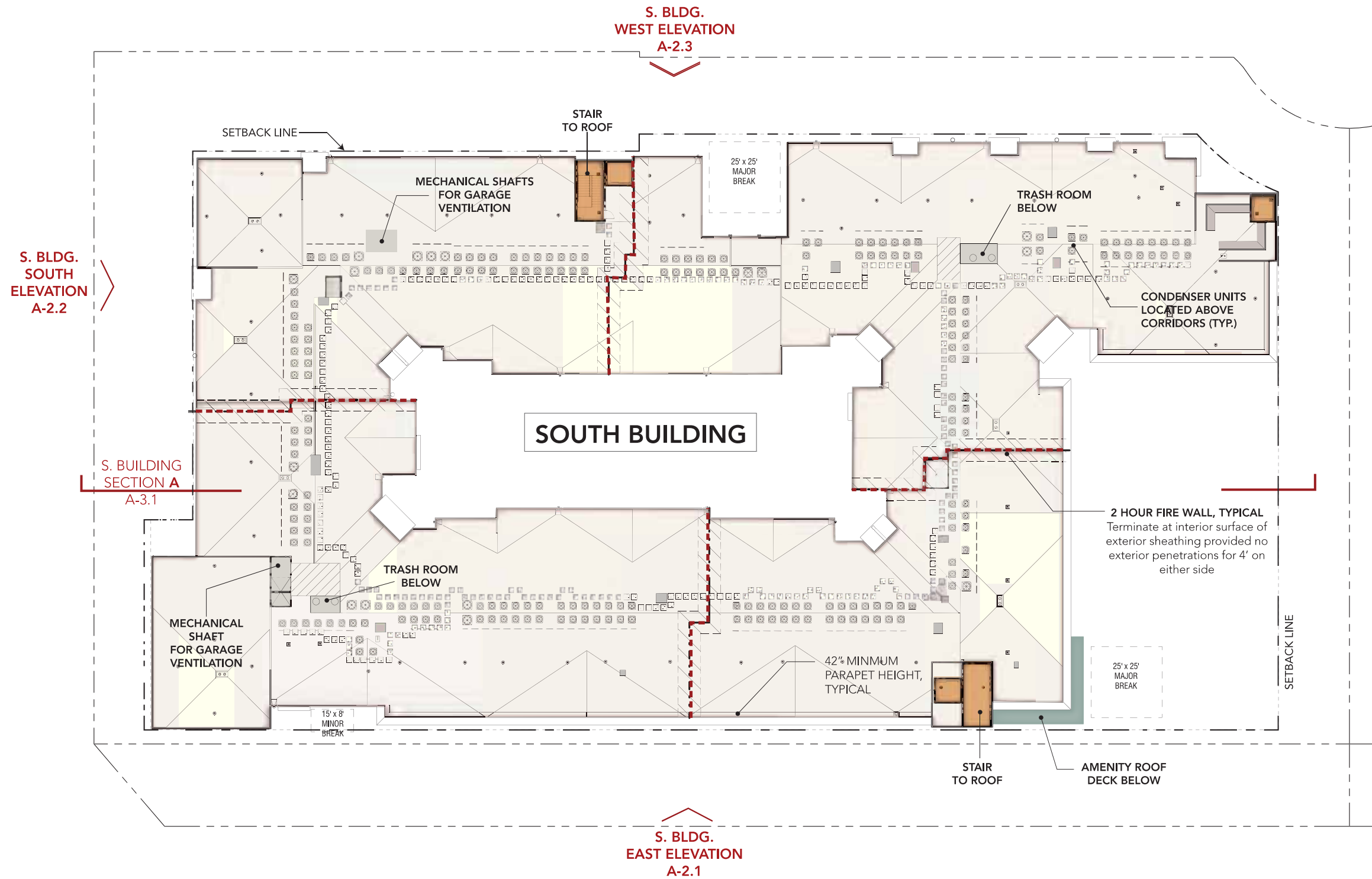
LEGEND

 RETAIL	 CIRCULATION
 AMENITY	 MECHANICAL
 UNIT	 ROAD
 CORRIDOR	 PARKING
 ROOF DECK	 FIRE DEP.



LEGEND

- | | |
|---|---|
|  RETAIL |  CIRCULATION |
|  AMENITY |  MECHANICAL |
|  UNIT |  ROAD |
|  CORRIDOR |  PARKING |
|  ROOF DECK |  FIRE DEP. |



NOTES

1. Roof to be 3-ply built-up system with metal coping at all parapet conditions.
2. All stairs to be 2-hour enclosures.
3. Typical roof slope to be 3/8 inch:1'-0"
4. Roof crickets to be continuous below pedestal roof decking
5. Individual water heaters to be provided within dwelling units.
This project will not have a rooftop boiler.



1. EAST ELEVATION

MATERIAL LEGEND

- | | |
|----------------------------------|-------------------------------------|
| ① EXTERIOR PLASTER SAND FINISH | ⑦ ALUMINUM STOREFRONT SYSTEM |
| ② EXTERIOR PLASTER SMOOTH FINISH | ⑧ GLASS BALCONY RAILING |
| ③ CEMENTITIOUS SIDING | ⑨ METAL BALCONY RAILING |
| ④ STONE VENEER | ⑩ PAINTED METAL CANOPY |
| ⑤ WOOD GRAIN CERAMIC TILE | ⑪ PAINTED METAL SUN SHADING LOUVERS |
| ⑥ VINYL WINDOW* | ⑫ ALUMINUM SLIDING DOORS |

*WINDOWS ALONG EXTERIOR 2x6 WALLS TO BE RECESSED WITHIN 2x4 FRAMING, TYP. DECK WINDOWS TO REMAIN FLUSH WITH EXTERIOR WALL, TYP.



A. 3D VIEW - LOOKING NORTH FROM CORNER OF JAMBOREE / FAIRCHILD



KEY MAP



1. SOUTH ELEVATION



A. 3D VIEW - LOOKING EAST FROM INTERNAL STREET

MATERIAL LEGEND

- | | |
|----------------------------------|-------------------------------------|
| ① EXTERIOR PLASTER SAND FINISH | ⑦ ALUMINUM STOREFRONT SYSTEM |
| ② EXTERIOR PLASTER SMOOTH FINISH | ⑧ GLASS BALCONY RAILING |
| ③ CEMENTITIOUS SIDING | ⑨ METAL BALCONY RAILING |
| ④ STONE VENEER | ⑩ PAINTED METAL CANOPY |
| ⑤ WOOD GRAIN CERAMIC TILE | ⑪ PAINTED METAL SUN SHADING LOUVERS |
| ⑥ VINYL WINDOW | |

*WINDOWS ALONG EXTERIOR 2x6 WALLS TO BE RECESSED WITHIN 2x4 FRAMING, TYP. DECK WINDOWS TO REMAIN FLUSH WITH EXTERIOR WALL, TYP.



KEY MAP



1. WEST ELEVATION

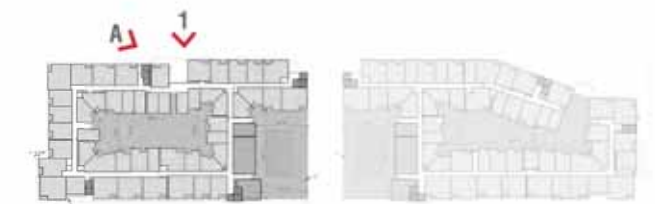


A. 3D VIEW - LOOKING EAST FROM SPINE STREET

MATERIAL LEGEND

- ① EXTERIOR PLASTER SAND FINISH
- ② EXTERIOR PLASTER SMOOTH FINISH
- ③ CEMENTITIOUS SIDING
- ④ STONE VENEER
- ⑤ WOOD GRAIN CERAMIC TILE
- ⑥ VINYL WINDOW
- ⑦ ALUMINUM STOREFRONT SYSTEM
- ⑧ GLASS BALCONY RAILING
- ⑨ METAL BALCONY RAILING
- ⑩ PAINTED METAL CANOPY
- ⑪ PAINTED METAL SUN SHADING LOUVERS

*WINDOWS ALONG EXTERIOR 2x6 WALLS TO BE RECESSED WITHIN 2x4 FRAMING, TYP. DECK WINDOWS TO REMAIN FLUSH WITH EXTERIOR WALL, TYP.



KEY MAP





1. EAST ELEVATION - PROPOSED

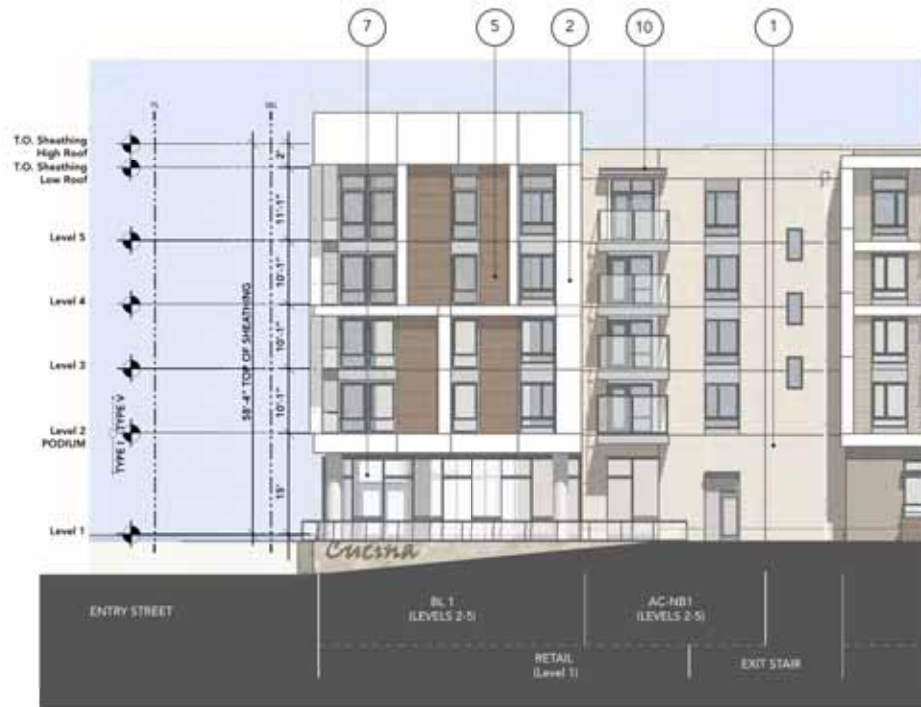


2. WEST ELEVATION - PROPOSED

MATERIAL LEGEND

- ① EXTERIOR PLASTER SAND FINISH
- ② EXTERIOR PLASTER SMOOTH FINISH
- ③ CEMENTITIOUS SIDING
- ④ STONE VENEER
- ⑤ WOOD GRAIN CERAMIC TILE
- ⑥ VINYL WINDOW
- ⑦ ALUMINUM STOREFRONT SYSTEM
- ⑧ GLASS BALCONY RAILING
- ⑨ METAL BALCONY RAILING
- ⑩ PAINTED METAL CANOPY
- ⑪ PAINTED METAL SUN SHADING LOUVERS

*WINDOWS ALONG EXTERIOR 2x6 WALLS TO BE RECESSED WITHIN 2x4 FRAMING. TYP. DECK WINDOWS TO REMAIN FLUSH WITH EXTERIOR WALL, TYP.



1. EAST ELEVATION - ENTITLED



2. WEST ELEVATION - ENTITLED



KEY MAP



1. SOUTH ELEVATION - PROPOSED

- ### MATERIAL LEGEND
- ① EXTERIOR PLASTER SAND FINISH
 - ② EXTERIOR PLASTER SMOOTH FINISH
 - ③ CEMENTITIOUS SIDING
 - ④ STONE VENEER
 - ⑤ WOOD GRAIN CERAMIC TILE
 - ⑥ VINYL WINDOW
 - ⑦ ALUMINUM STOREFRONT SYSTEM
 - ⑧ GLASS BALCONY RAILING
 - ⑨ METAL BALCONY RAILING
 - ⑩ PAINTED METAL CANOPY
 - ⑪ PAINTED METAL SUN SHADING LOUVERS

*WINDOWS ALONG EXTERIOR 2x6 WALLS TO BE RECESSED WITHIN 2x4 FRAMING. TYP. DECK WINDOWS TO REMAIN FLUSH WITH EXTERIOR WALL, TYP.



1. SOUTH ELEVATION - ENTITLED



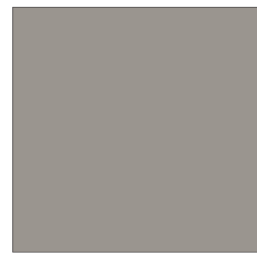
KEY MAP



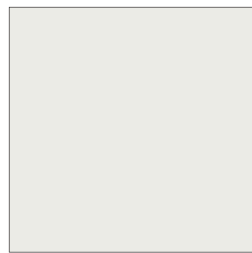


SOUTH BUILDING, SECTION A-A

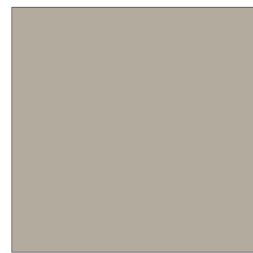




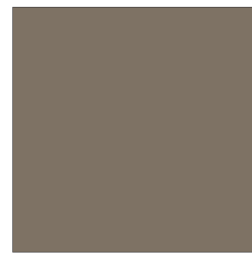
1A) Sherwin Williams SW 7018 - "Dovetail"



1B) Sherwin Williams SW 7014 - "Eider White"



1C) Sherwin Williams SW 7031 - "Mega Greige"



1D) Sherwin Williams SW 7040 - "Smokehouse"



2 Balcony Railing - Glass



3 Balcony Railing - Painted Metal

1 Exterior Plaster & Plaster Paint Colors



4 Fiber Cement Lap Siding



5 Fiber Cement Shingle Siding



6 Vinyl Window



White



Grey



7 Painted Metal Canopy



8 Aluminum Storefront



1/4" Porcelain Tile

9 Porcelain Tile - Wood Grain



Manufactured Stone

10 Stone Veneer



View of Main Project Entry at corner of Jamboree Road and Uptown Newport Drive



RECREATIONAL AREA CALCULATION

REQUIRED
 PER UPTOWN NEWPORT PLANNED
 COMMUNITY PLAN, SECTION 3.7.2:
*"A total of 44 square feet of private
 recreational amenities shall be provided
 for each dwelling unit."*
 44 SF x 455 dwelling units =
TOTAL: 20,020 SF

PROVIDED

SOUTH BUILDING

COURTYARD 1	8,470 SF
COURTYARD 2	9,320 SF
FITNESS	3,425 SF
DOG SPA	350 SF
BIKE REPAIR ROOM	1,050 SF
ROOF DECK	990 SF
SOUTH BUILDING SUBTOTAL:	23,605 SF

NORTH BUILDING

COURTYARD 3	9,320 SF
COURTYARD 4	10,780 SF
CLUB ROOM	3,425 SF
BUSINESS CENTER	2,950 SF
DOG SPA	375 SF
BIKE REPAIR ROOM	625 SF
ROOF DECK	750 SF
NORTH BUILDING SUBTOTAL:	28,225 SF

PROJECT TOTAL: 51,830 SF

