



## **CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT**

May 6, 2021  
Agenda Item No. 3

**SUBJECT:** Residences at Newport Center (PA2020-020)

- General Plan Amendment No. GP2020-001
- Zoning Code Amendment CA2020-008
- Planned Community Development Plan No. PC2020-001
- Major Site Development Review No. SD2020-001
- Tentative Tract Map No. NT2020-001
- Development Agreement No. DA2020-001
- Environmental Impact Report No. ER2021-002 (SCH No. 2020110087)
- Use Permit No. UP1461 Revocation

**SITE LOCATION:** 150 Newport Center Drive

**APPLICANT/OWNER:** Newport Center Anacapa Associates, LLC

**PLANNER:** Liz Westmoreland, Associate Planner  
949-644-3234 or [lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov)

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### **INTRODUCTION**

The purpose of the study session is to introduce the project and provide the Planning Commission and general public with the opportunity to learn about the project and request specific information prior to or at the public hearing. The public hearing is tentatively scheduled for August 19, 2021. The applicant will provide a detailed overview of the project and they will be available to answer questions and provide clarification of their application. Staff will provide an overview of the discretionary applications, General Plan policy analysis, Section 423 calculations, traffic analysis, and development standards that are applicable to the project. No action on either the project or draft EIR will be taken by the Planning Commission at the study session.

#### *Background*

In 2014, an application was submitted for the subject address, 150 Newport Center Drive referred to as the Newport Center Villas or the 150 Newport Center Drive Residential Project. The project was heard several times by the Planning Commission and City Council, but the applicant ultimately withdrew the application prior to City Council taking action on the project. The prior project was originally submitted with 49 condominium units and proposed with seven stories at a height of approximately 78 feet. Prior to withdrawal of the project in 2016, the proposal was reduced to include 35 units in a five-story building of approximately 53 feet. The proposed project, submitted as PA2020-020, is referred to as Residences at Newport Center and is a new project.

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## **PROJECT SUMMARY**

Newport Center Anacapa Associates, LLC (Project Applicant) is proposing to construct a four-story structure that would contain 28 condominium units and common space amenity areas over a two-level below-grade parking garage. Development of the Project would entail demolition of the Newport Beach Car Wash located at the southwest corner of the intersection of Newport Center Drive and Anacapa Drive. The project site is not located within the Coastal Zone. The proposed structure would reach a height of approximately 53 feet with additional height for rooftop appurtenances (e.g. mechanical equipment, vents, elevators, etc.). The following discretionary approvals are requested:

- **General Plan Amendment** – to change the site's land use designation from Regional Commercial Office (CO-R) to Multiple Residential (RM) and create a new Anomaly Location for the Project site that authorizes a maximum development density of 28 units;
- **Zone Code Amendment** – to change the site's zoning classification from Office Regional (OR) to Planned Community (PC) District;
- **Planned Community Development Plan** - to establish land uses and development standards for the Project site. In order to establish a planned community development plan, a waiver of the minimum site area of 10 acres of developed land is necessary;
- **Major Site Development Review** – to allow for the development of a four-story structure containing 28 luxury condominium units and common space areas over a two-level below-grade parking garage;
- **Tentative Tract Map** – to establish a 28-unit residential condominium subdivision map on the 1.26-acre Project site that would allow each unit to be sold individually;
- **Development Agreement** – to provide the Project Applicant with the assurance that the development of the Project may proceed subject to the rules and regulations in effect at the time of Project approval and to provide the City with assurance that certain obligations of the Project Applicant will be met including public benefit fees; and
- **Environmental Impact Report (EIR)** - to address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals, a draft EIR has been prepared in compliance with the California Environmental Quality Act (CEQA). The document was released for a 45-day public comment period from April 29, 2021, through June 13, 2021.

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**Figure 1- Vicinity Map**



### **RECOMMENDATION**

Staff recommends that the Planning Commission discuss the proposed project and provide direction to staff and the applicant as necessary. No action may be taken on this study session discussion of the project.

### **Environmental Review**

A Draft Environmental Impact Report was prepared by T&B Planning, Inc.. The document was released for a 45-day public comment period from April 29, 2021, through June 13, 2021. The Draft EIR analyzed all CEQA topics found that there would be no significant and unavoidable impacts resulting from the project. CEQA topics requiring mitigation include Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources.

**Public Notice**

Although not required, a courtesy notice of this study session was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant, and posted on the subject property at least 10 days before the scheduled meeting. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

Prepared by:

Submitted by:

  
Liz Westmoreland, Associate Planner

  
Jim Campbell  
Deputy Community Development Director

**ATTACHMENTS**

PC 1 Project plans

# **Attachment No. PC 1**

Project Plans

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ARCHITECTURE  
500 Broadway  
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949 376 7160

Residences at  
Newport Center

150 Newport Center Drive  
Newport Beach, CA

Client

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Perspective  
from Anacapa



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Perspective  
from Newport  
Center

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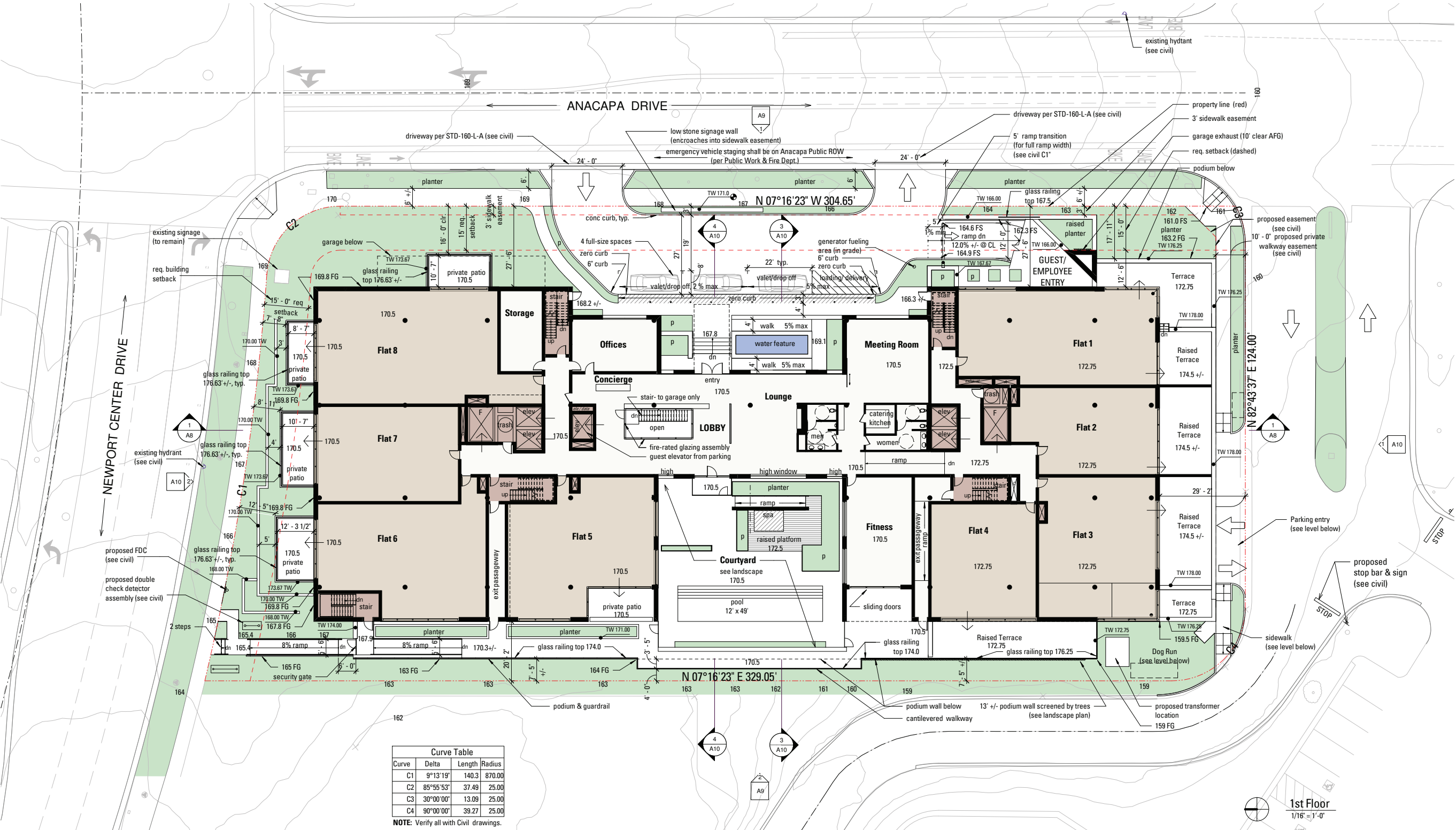
First Floor /  
Site Plan

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A1

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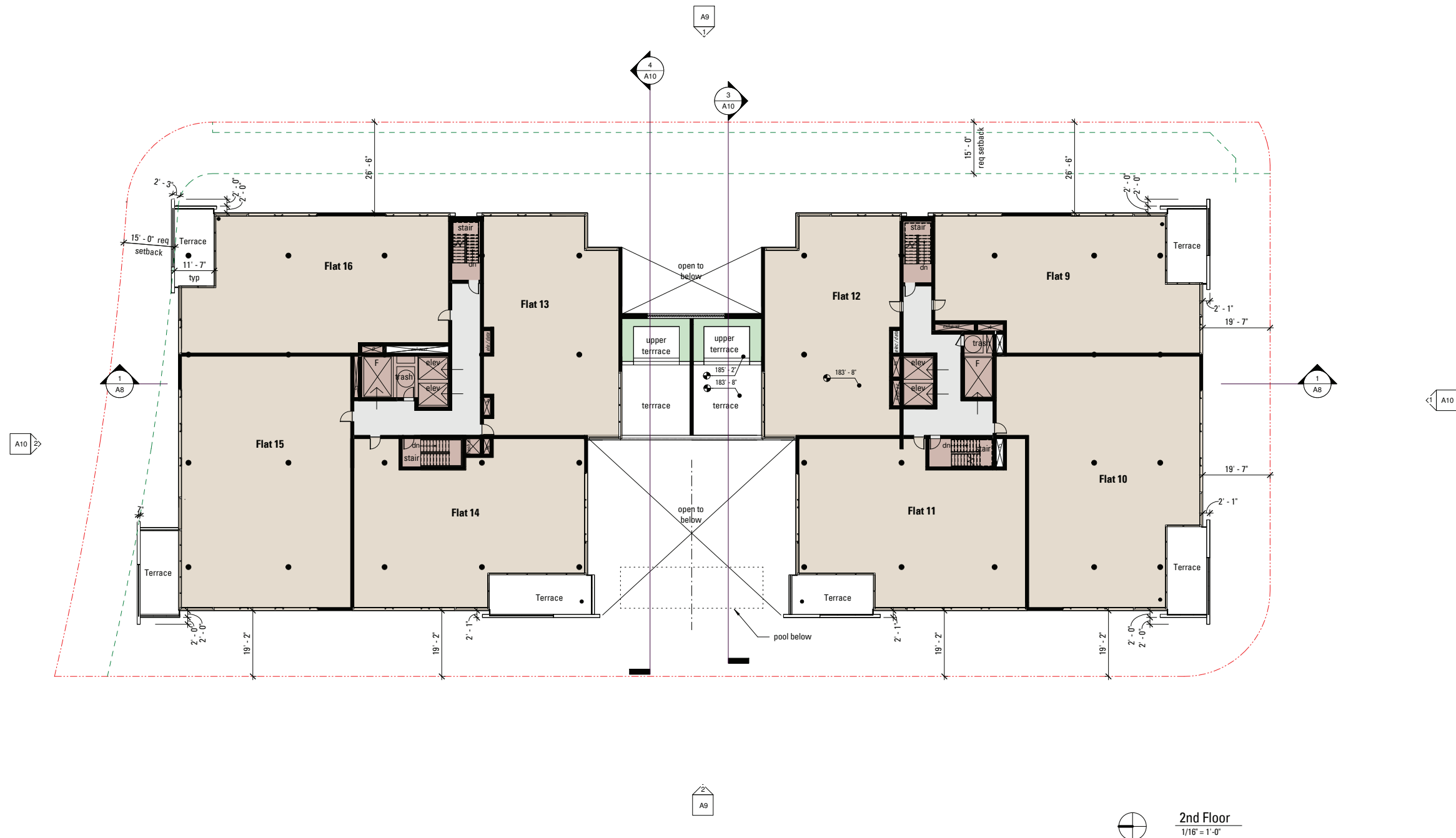
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## Second Floor Plan

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**A2**  
13





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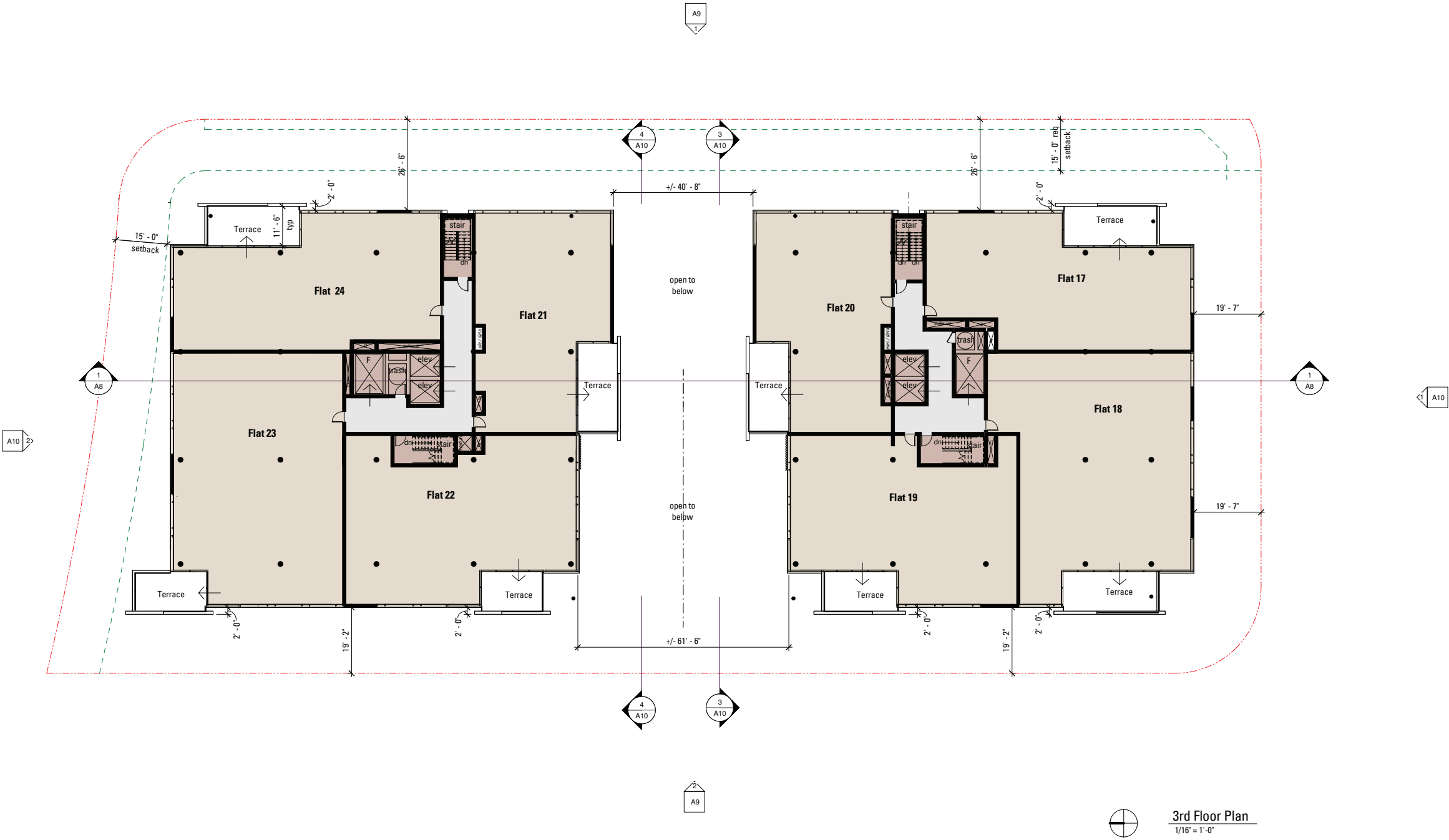
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3rd Floor Plan

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A3

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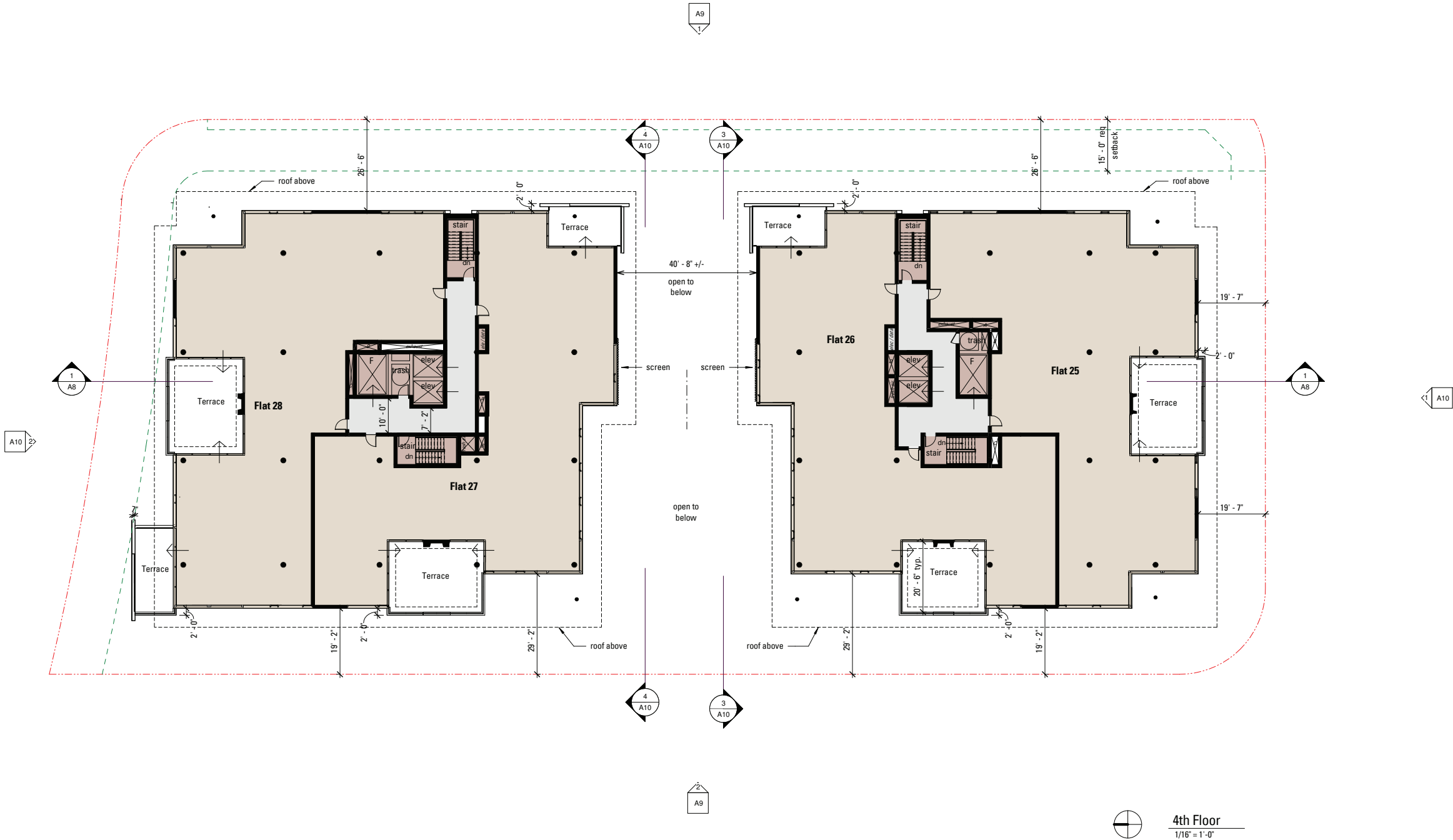
Residences at  
Newport Center

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Fourth Floor

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## Roof

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**Roof**  
1/16" = 1'-0"

# A5

16



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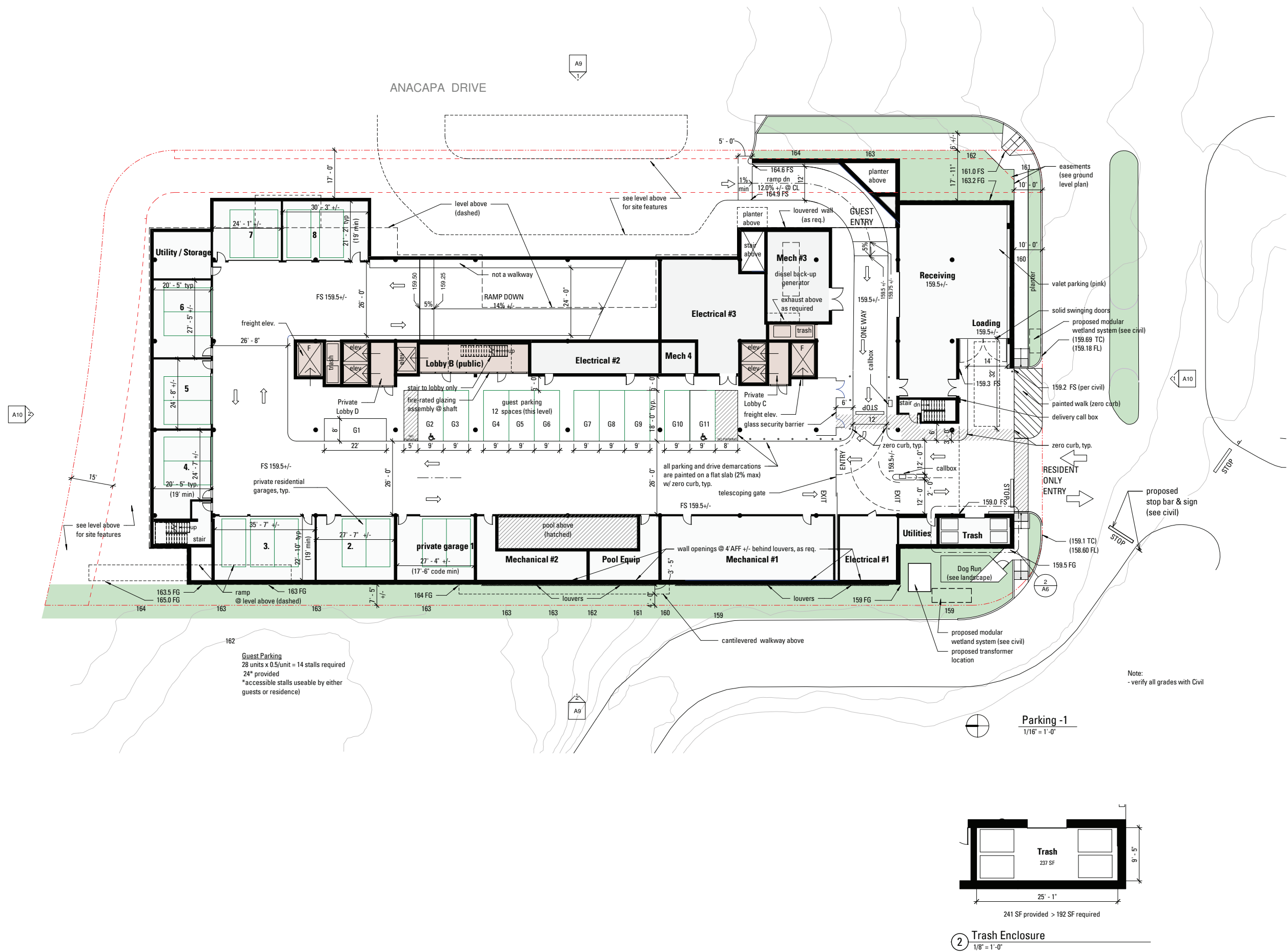
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## Parking -1

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17





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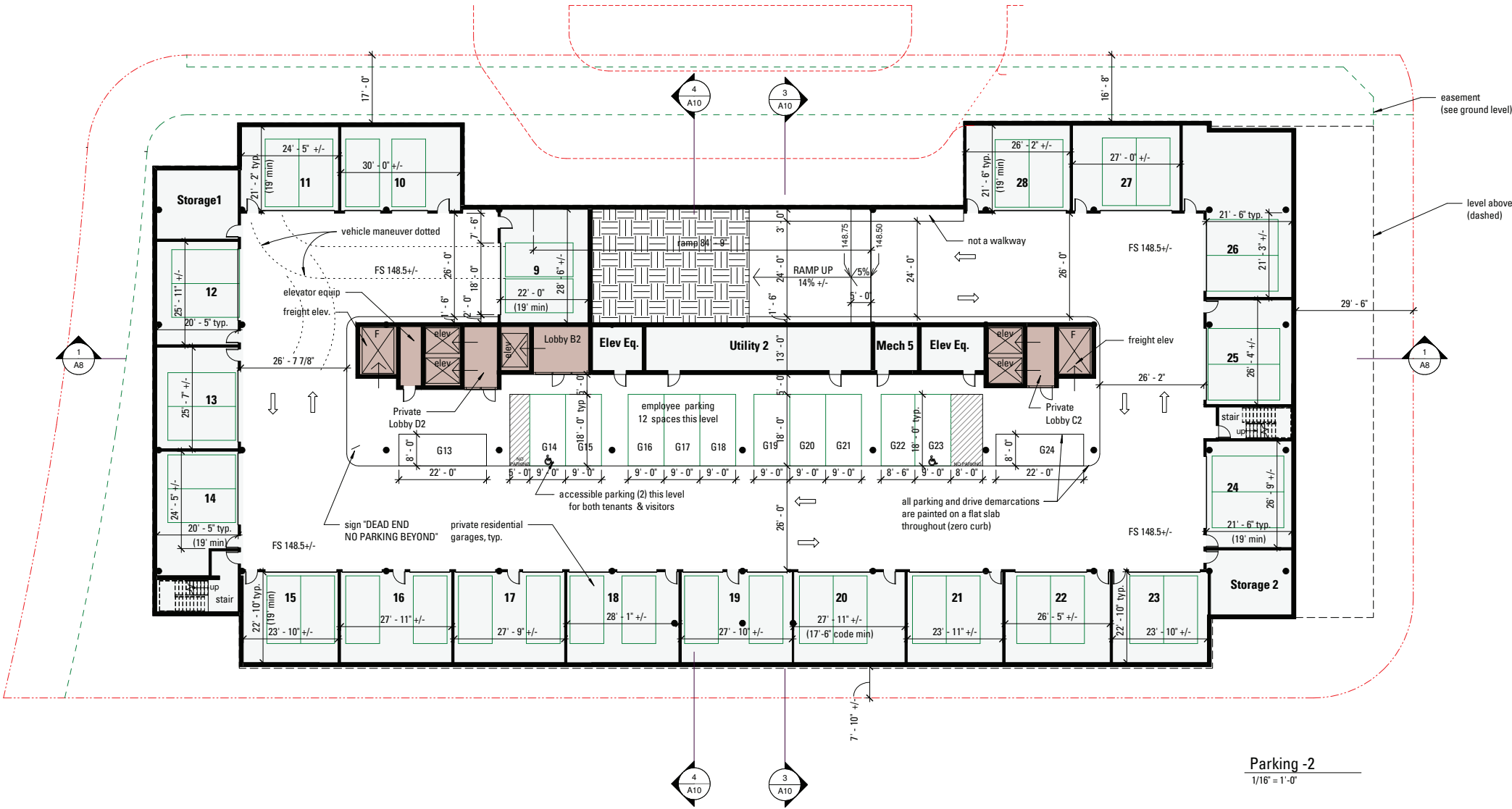
Parking -2

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A7

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## Residences at Newport Center

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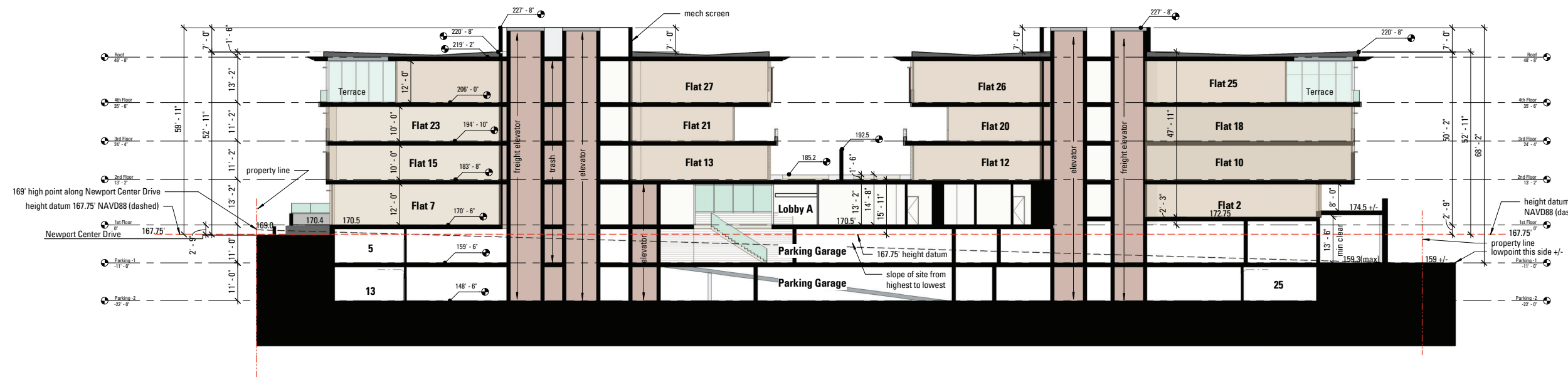
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## Section

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Site Section 1  
1/16" = 1'-0"



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Elevations

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NOTE:  
All Spot Elevations  
Shown In Nav88, typ.



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Elevations

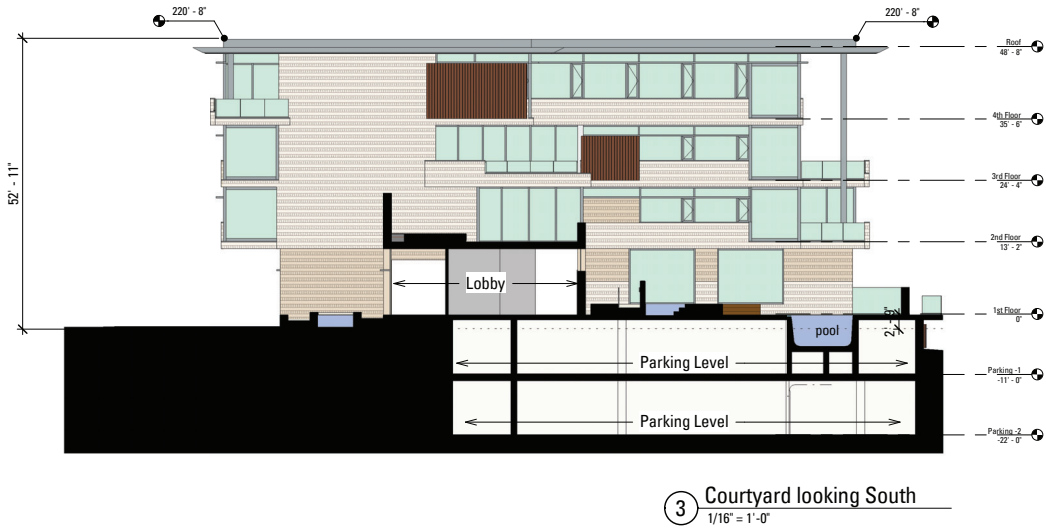
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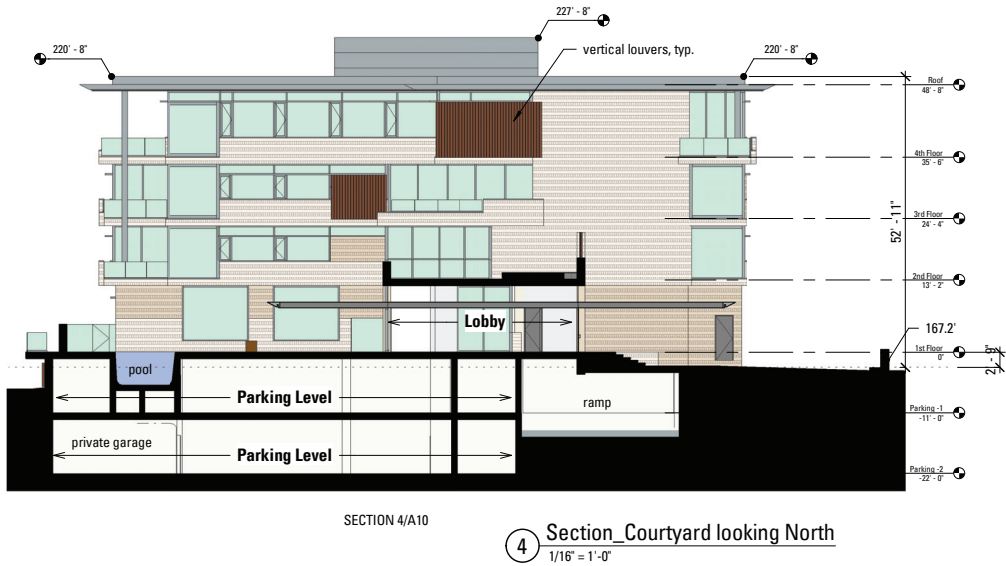
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A10

21



NOTE:  
All Spot Elevations  
Shown In Nav88, typ.





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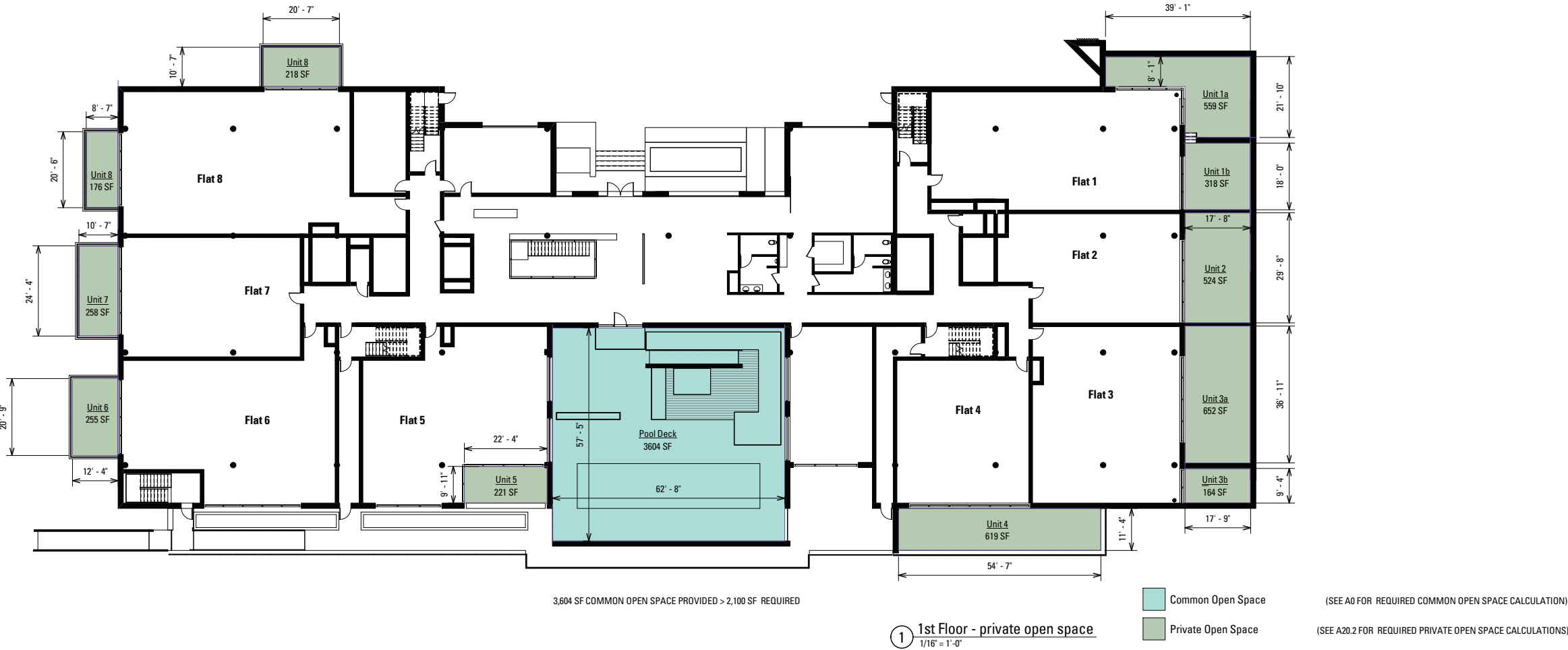
Open Space  
Areas

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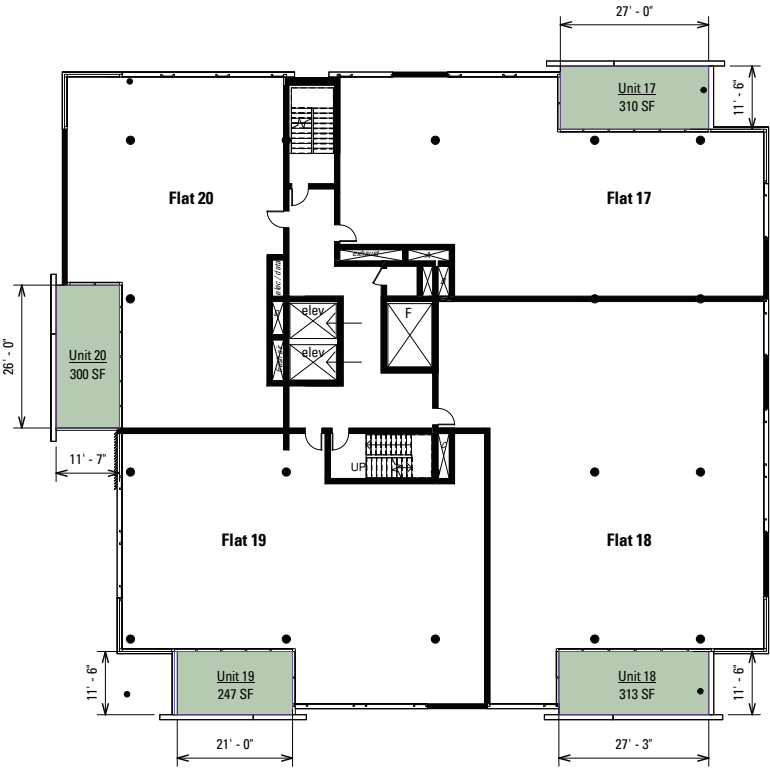
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Residences at  
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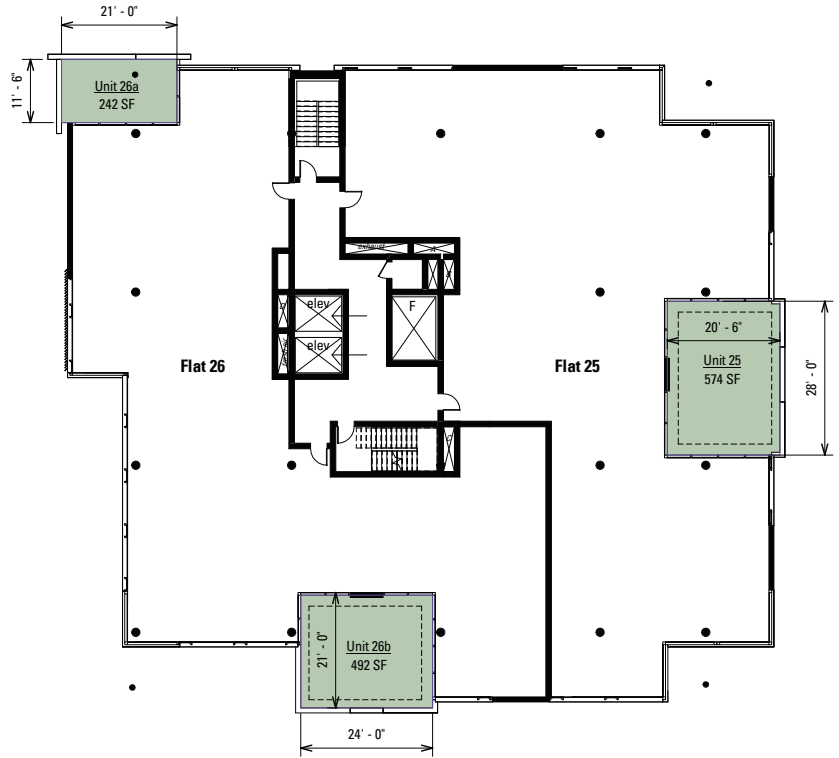
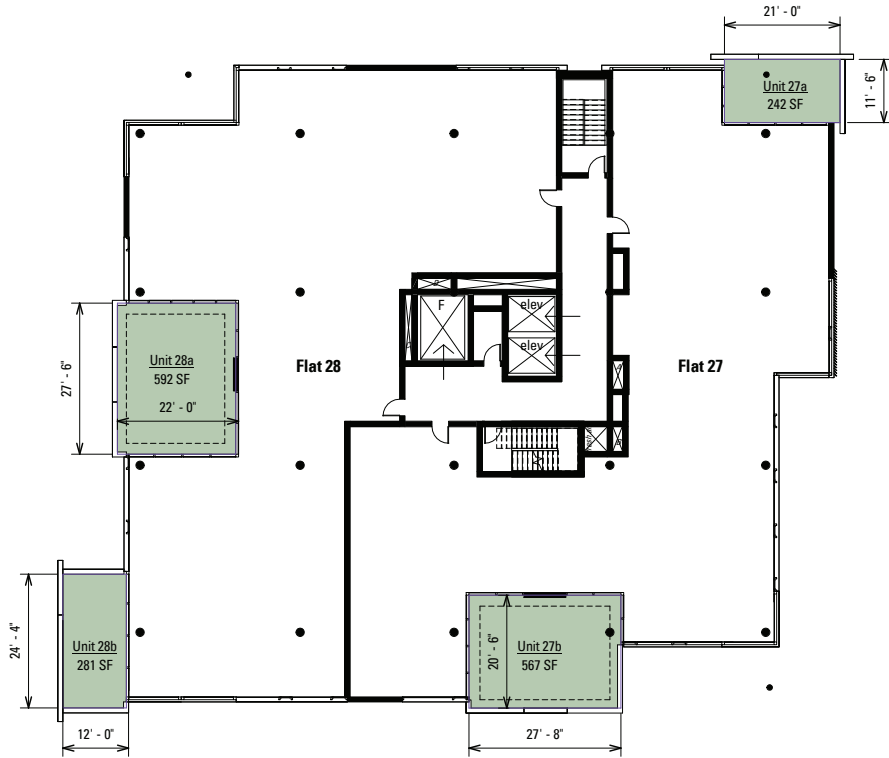
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Common Open Space  
Private Open Space

3 3rd Floor \_ private open space  
1/16" = 1'-0"



4 4th Floor \_ private open space  
1/16" = 1'-0"

PRIVATE OPEN SPACE

2/15/2021					
Residences at Newport Center					
Unit #	Patio or Terrace (sf)	additional patio or terrace (sf)	Total Private Open Space(sf)	5% gross of unit area (sf), min req.	complies
1	559	318	877	113.6	Y
2	524		524	71.5	Y
3	652	164	816	102.2	Y
4	619		619	73.9	Y
5	221		221	106.1	Y
6	255		255	111.4	Y
7	258		258	82.4	Y
8	176	218	394	134.3	Y
9	247		247	141.6	Y
10	294		294	189.5	Y
11	273		273	148.2	Y
12	683		683	124.7	Y
13	683		683	126.1	Y
14	343		343	147.7	Y
15	281		281	188.3	Y
16	258		258	148.3	Y
17	310		310	132.5	Y
18	313		313	182.3	Y
19	247		247	143.3	Y
20	300		300	115.8	Y
21	300		300	117.2	Y
22	204		204	147.8	Y
23	232		232	183.4	Y
24	308		308	139.8	Y
25	574		574	281.8	Y
26	492	242	734	261.2	Y
27	567	242	809	263.1	Y
28	592	281	873	284.5	Y
TOTAL (sf)			12,230		

Open Space  
Areas

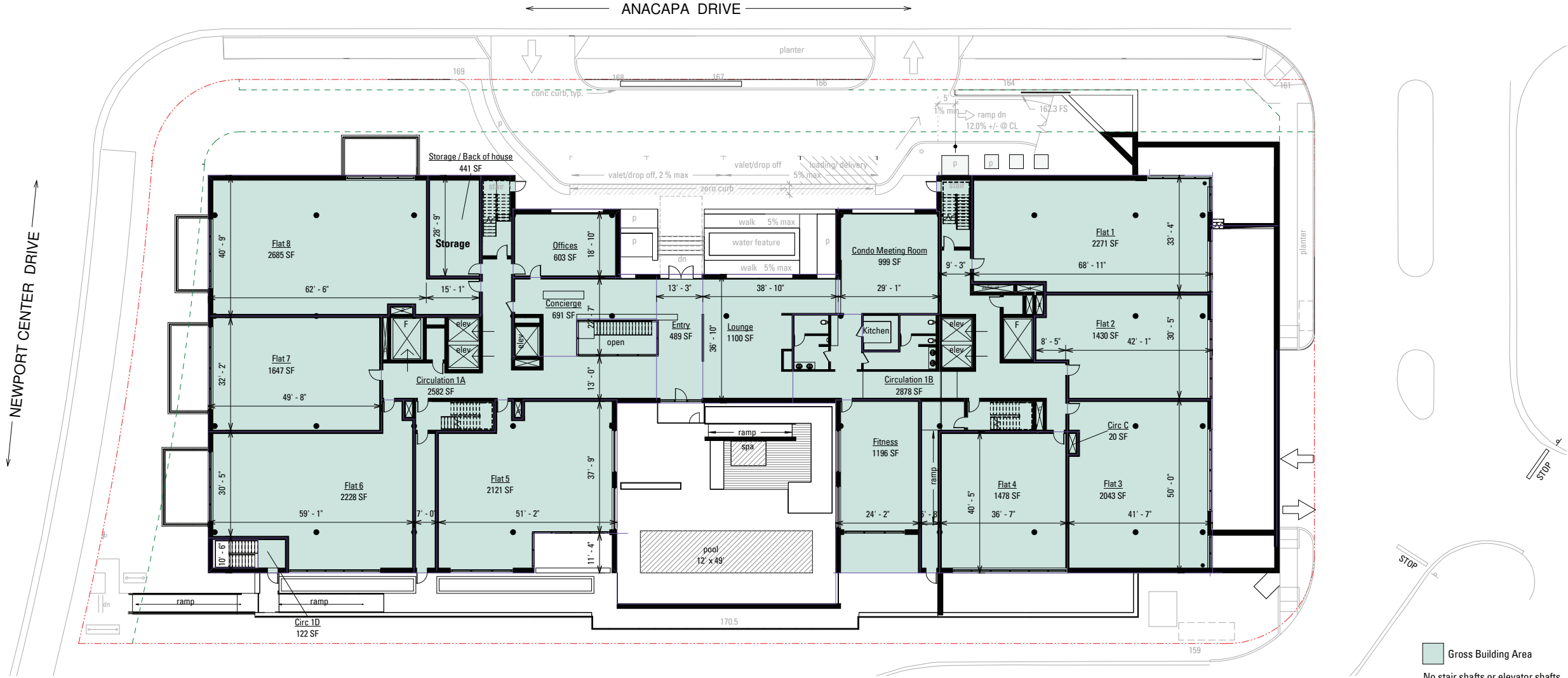
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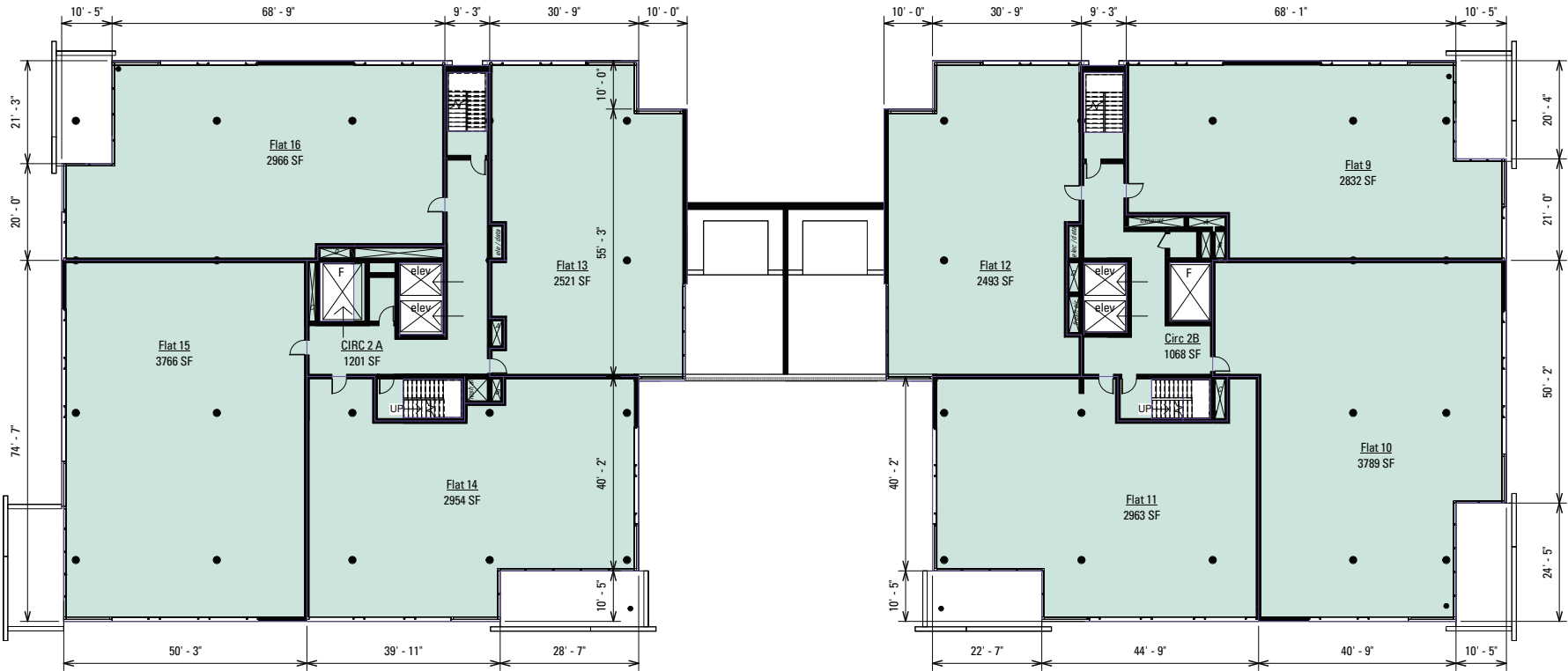
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Number Date Description





① Area Gross - Level 1  
1/16" = 1'-0"



② Area Gross - Level 2  
1/16" = 1'-0"



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## Residences at Newport Center

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## Gross Area Plans

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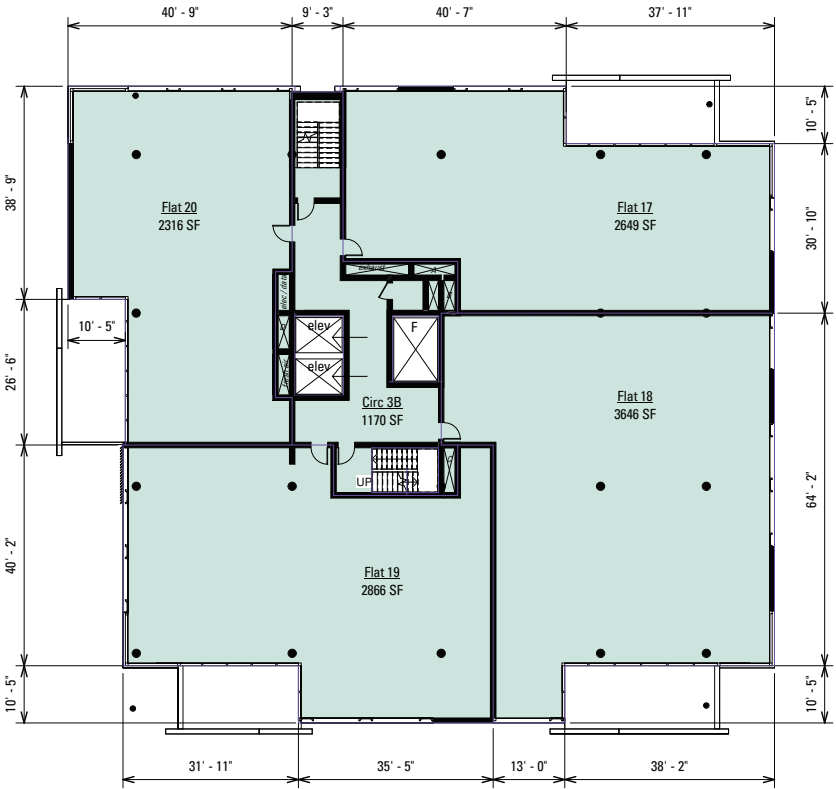
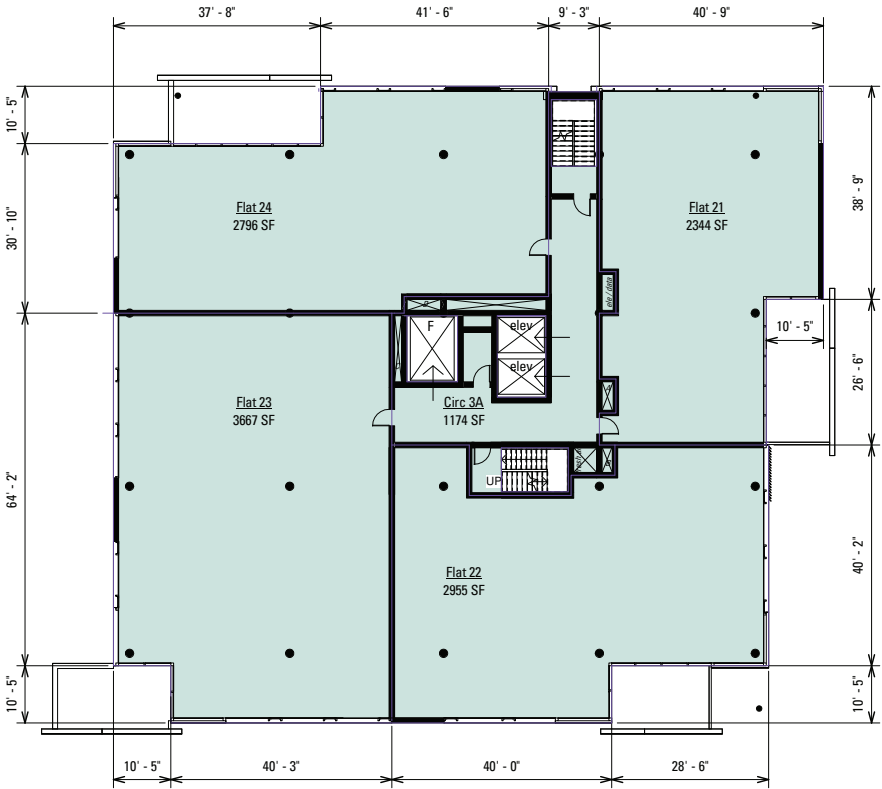
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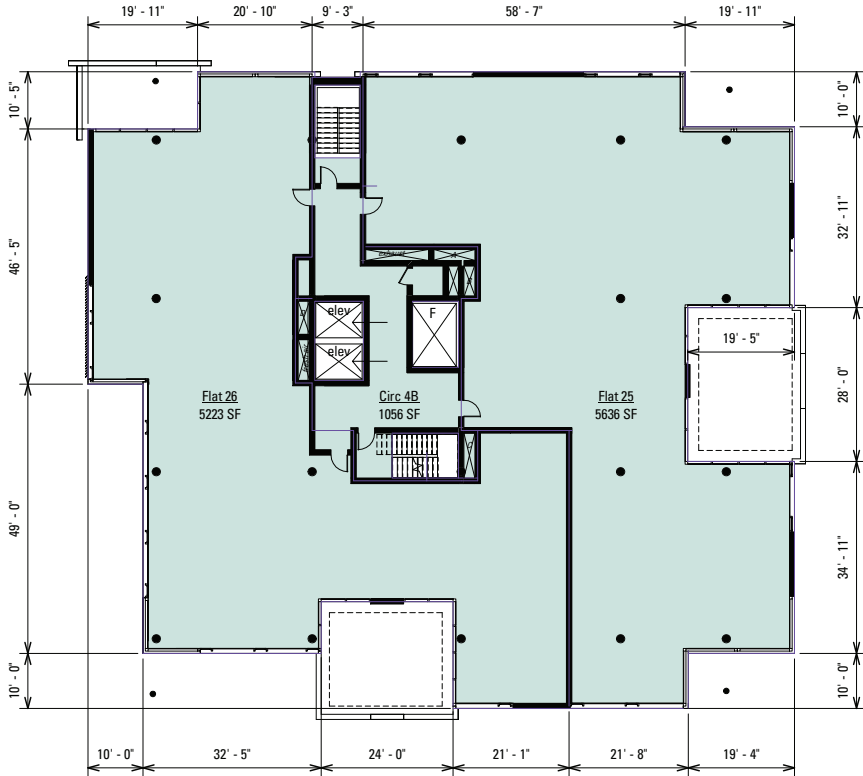
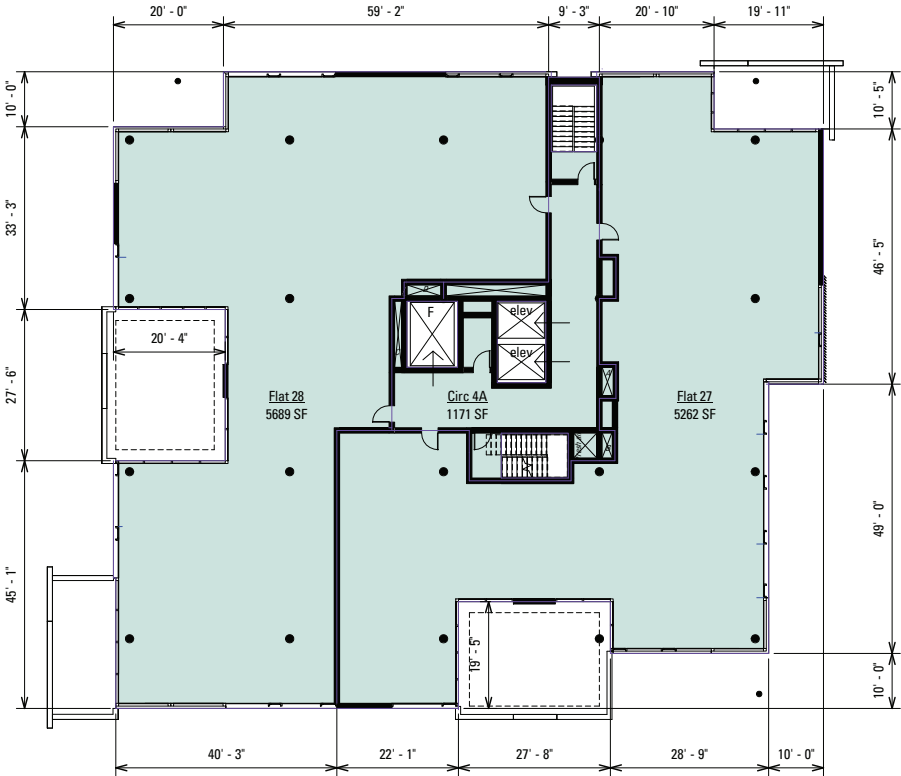
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Gross Building Area

NOTE: For Level 3 and Level 4  
private open space see sheet A20.2

1 Area Gross -Level 3  
1/16" = 1'-0"

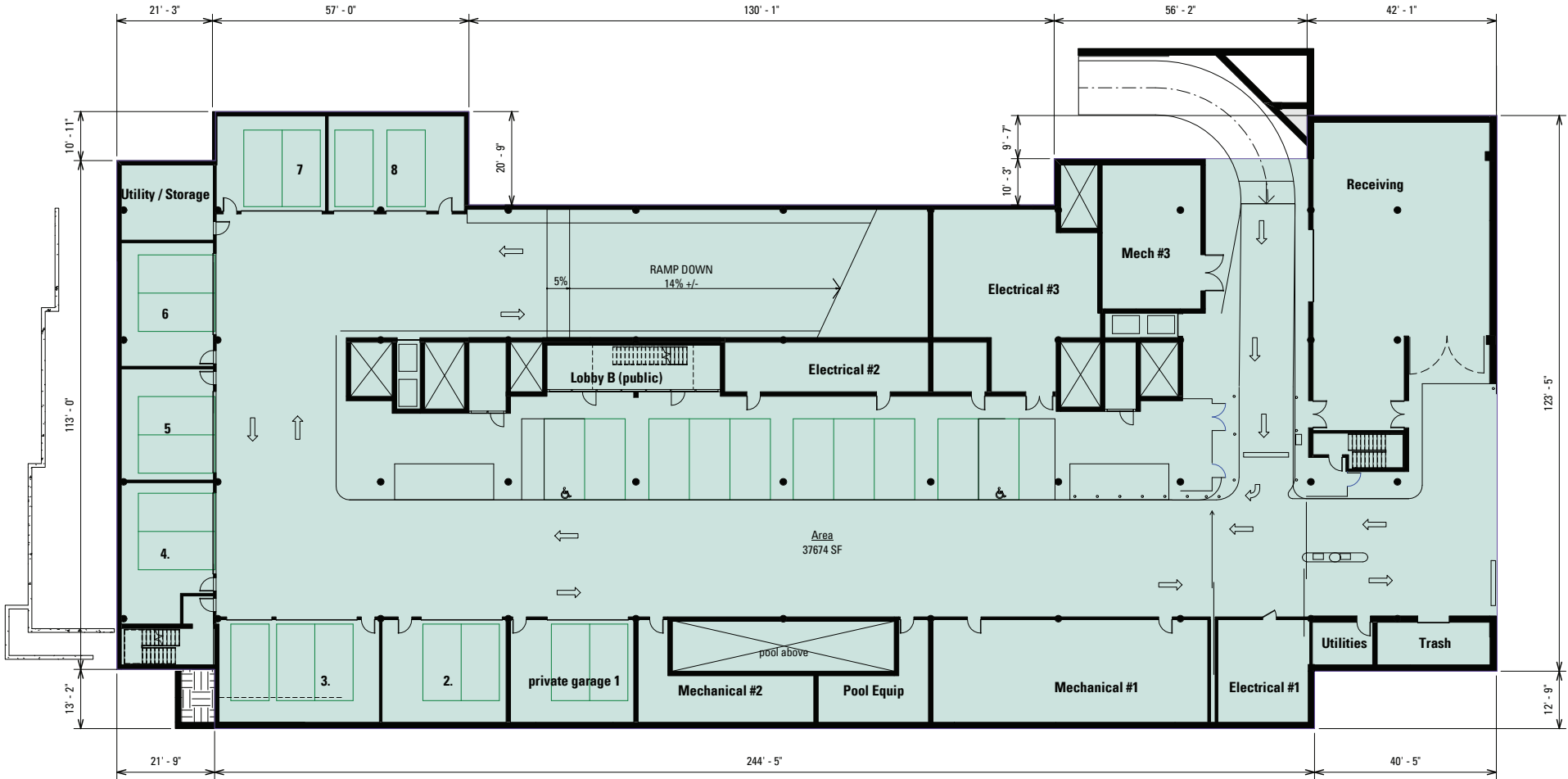


2 Area Gross -Level 4  
1/16" = 1'-0"

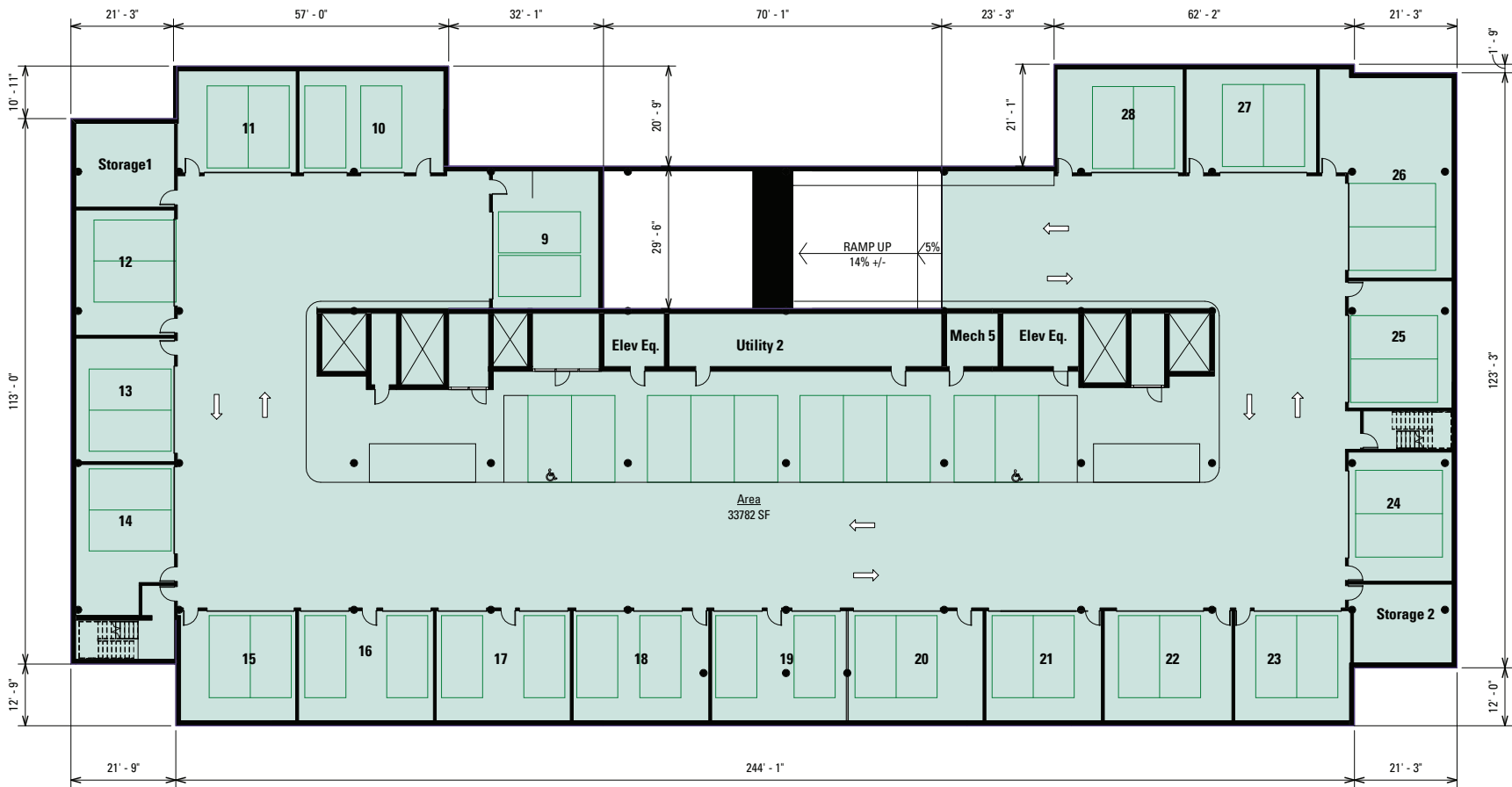
Gross Area  
Plans

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Number	Date	Description



① Parking -1  
1/16" = 1'-0"



② Parking -2  
1/16" = 1'-0"



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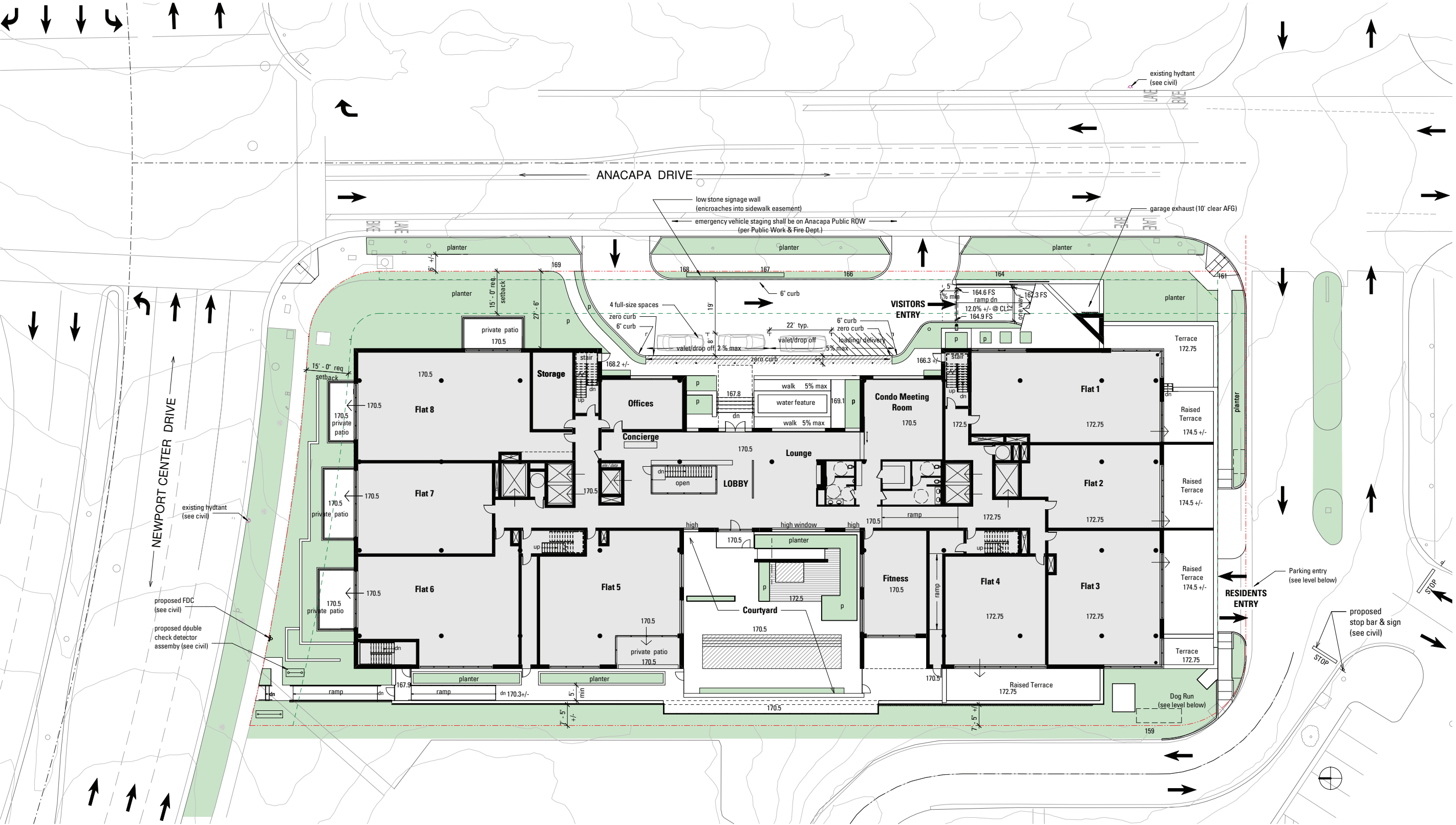
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## Gross Area Plan

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A21.3  
26





1 1st Floor - Circulation  
1/16" = 1'-0"



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Traffic  
Circulation  
1st Floor

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A22.1

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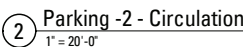
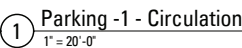
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Traffic  
Circulation  
Parking Levels

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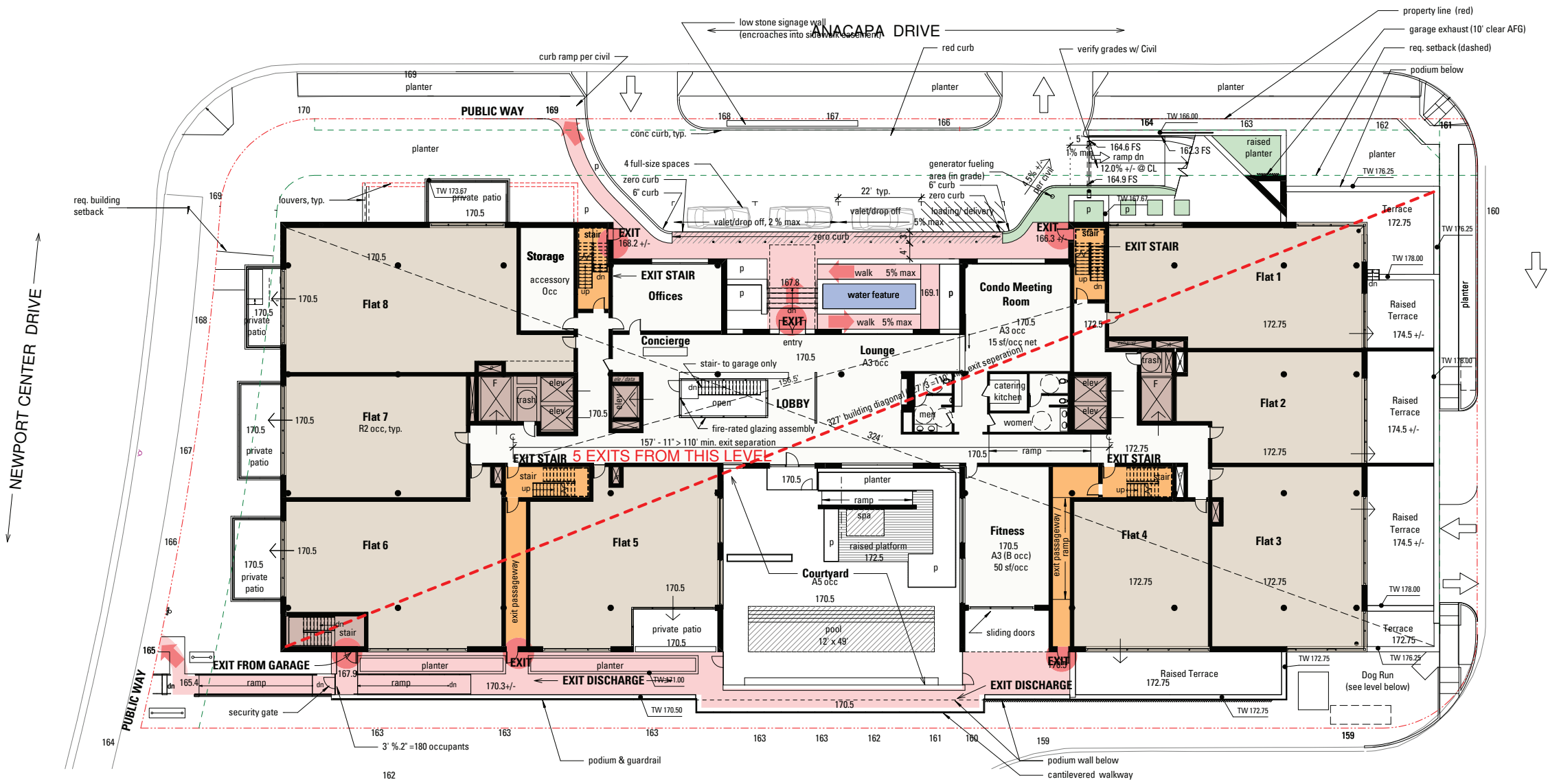
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Building Code  
Diagrams

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A23.1  
29



1 1st Floor CODE  
1/16" = 1'-0"



2 2nd Floor CODE  
1/16" = 1'-0"

\*measured along corridor (not diagonal) per 2019 CBC 1007.1.1 ex. 1  
& measured to "any point...along the doorway" 2019 CBC 1007.1.1.1.1

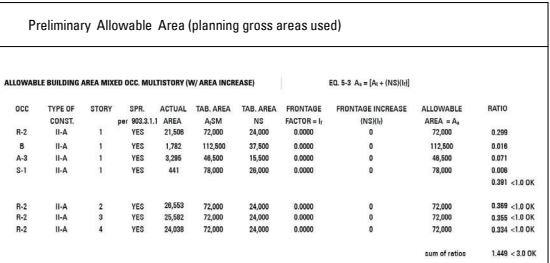


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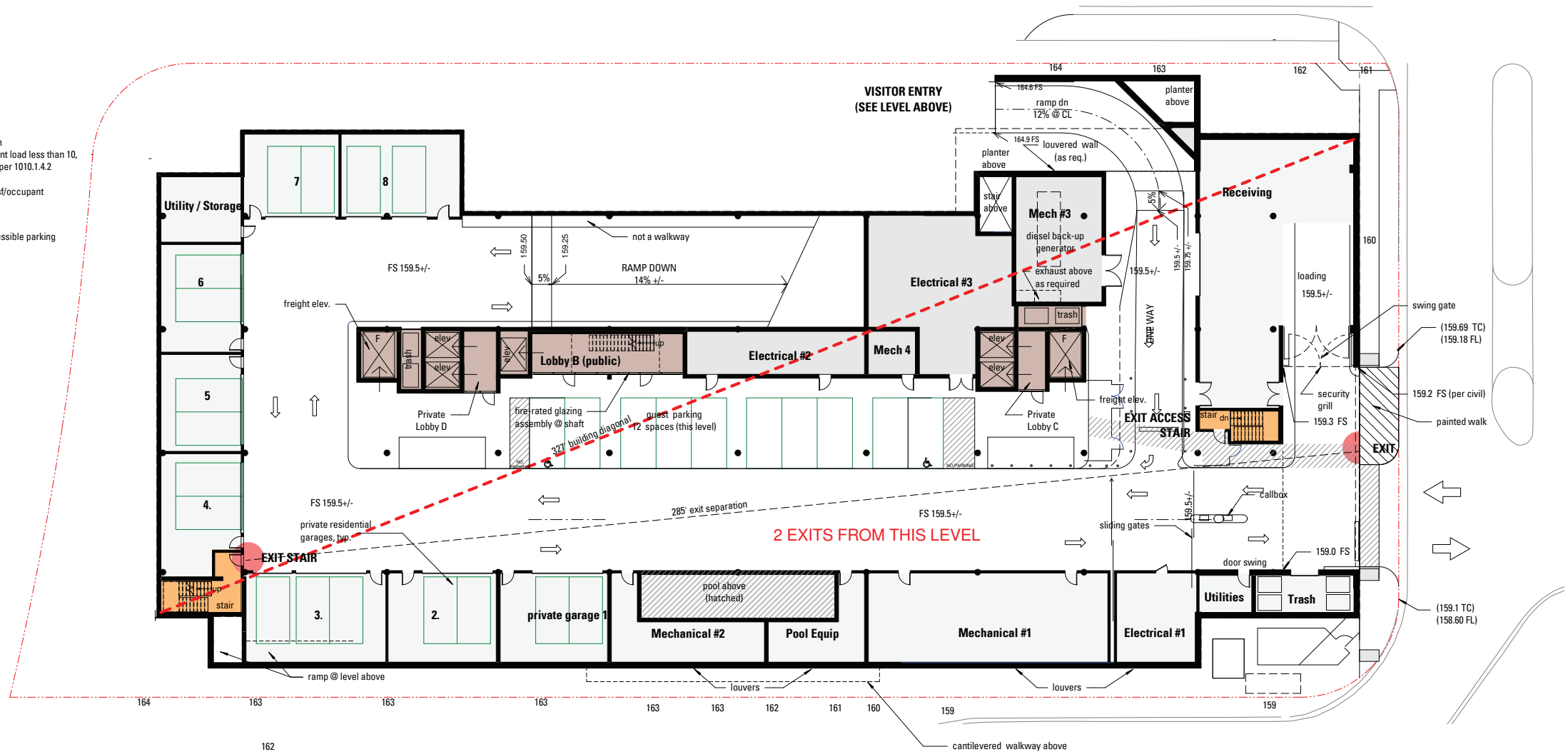
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30



2. Parking -2 CODE  
1/16" = 1'-0"



① **Parking -1 CODE**  
1/16" = 1'-0"

1010.1.2 Door Swing exception  
ex. 1-private garages (occupant load less than 10,  
ex. 7 - power-operated doors per 1010.1.4.2

-parking garages - 200 gross sf/occupant

51-75 stalls require 3 HC accessible parking stalls 4 provided  
(2019 CBC table 11B -208.3)



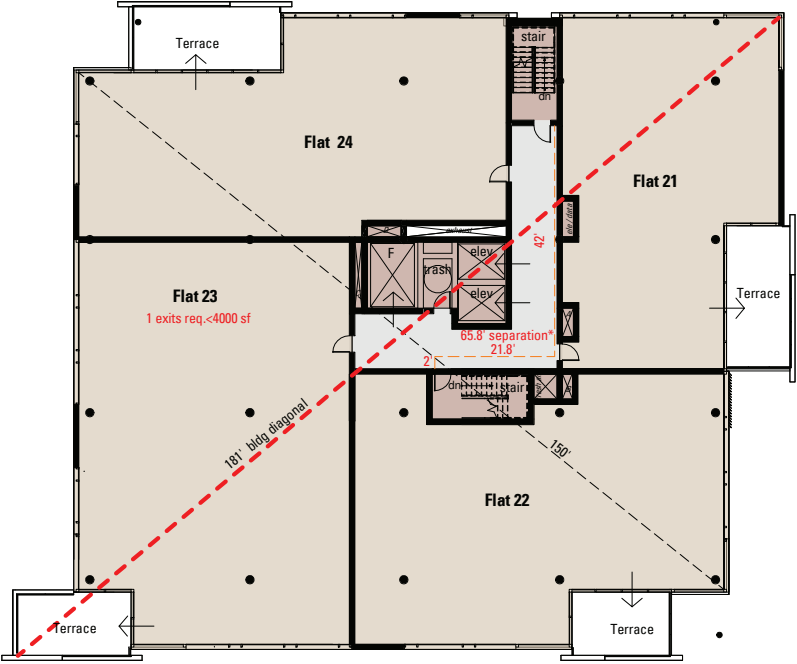


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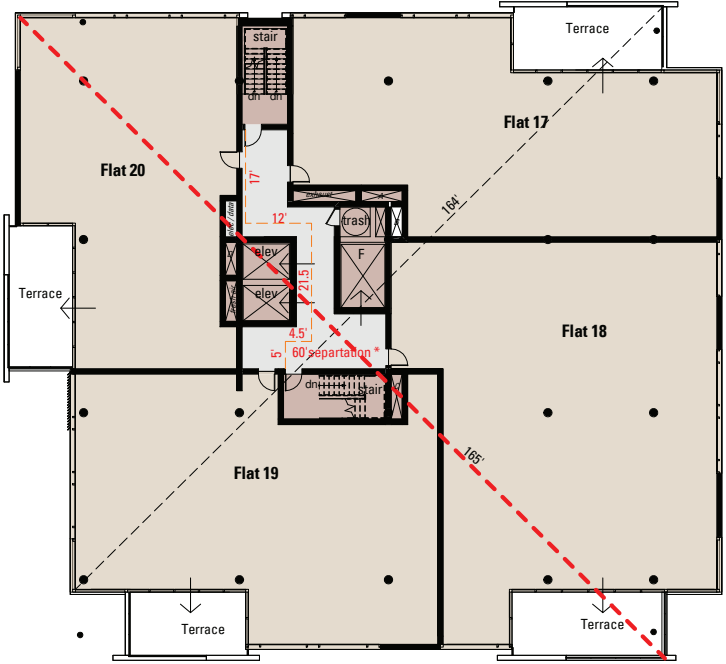
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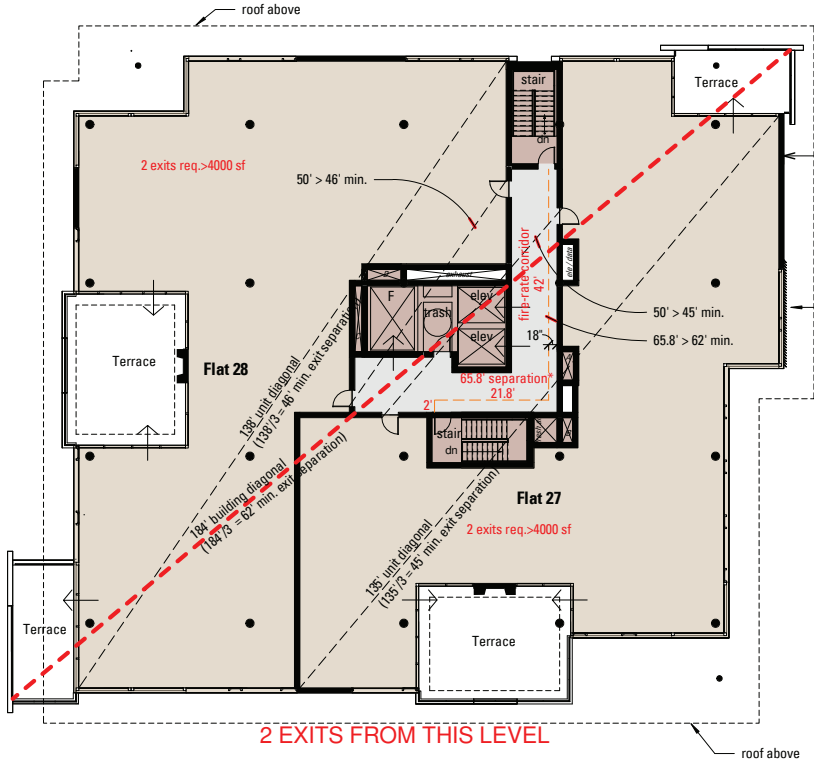
2 EXITS FROM THIS LEVEL



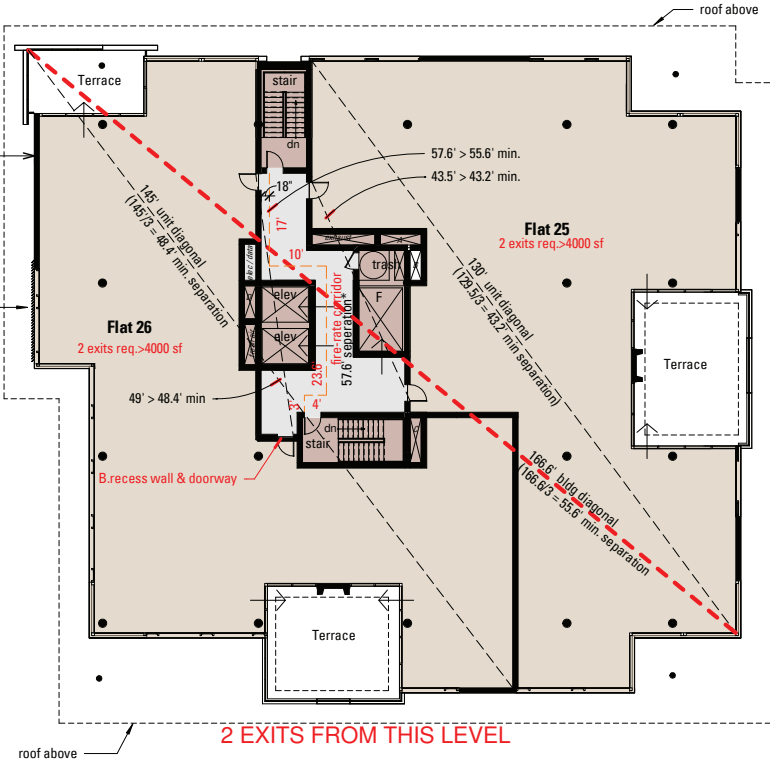
2 EXITS FROM THIS LEVEL

\*measured along corridor (not diagonal) per 2019 CBC 1007.1.1 ex. 1  
& measured to 'any point...along the doorway' 2019 CBC 1007.1.1.1.1

1 3rd Floor Plan CODE  
1/16" = 1'-0"



2 EXITS FROM THIS LEVEL



2 EXITS FROM THIS LEVEL

2 4th Floor CODE 2  
1/16" = 1'-0"

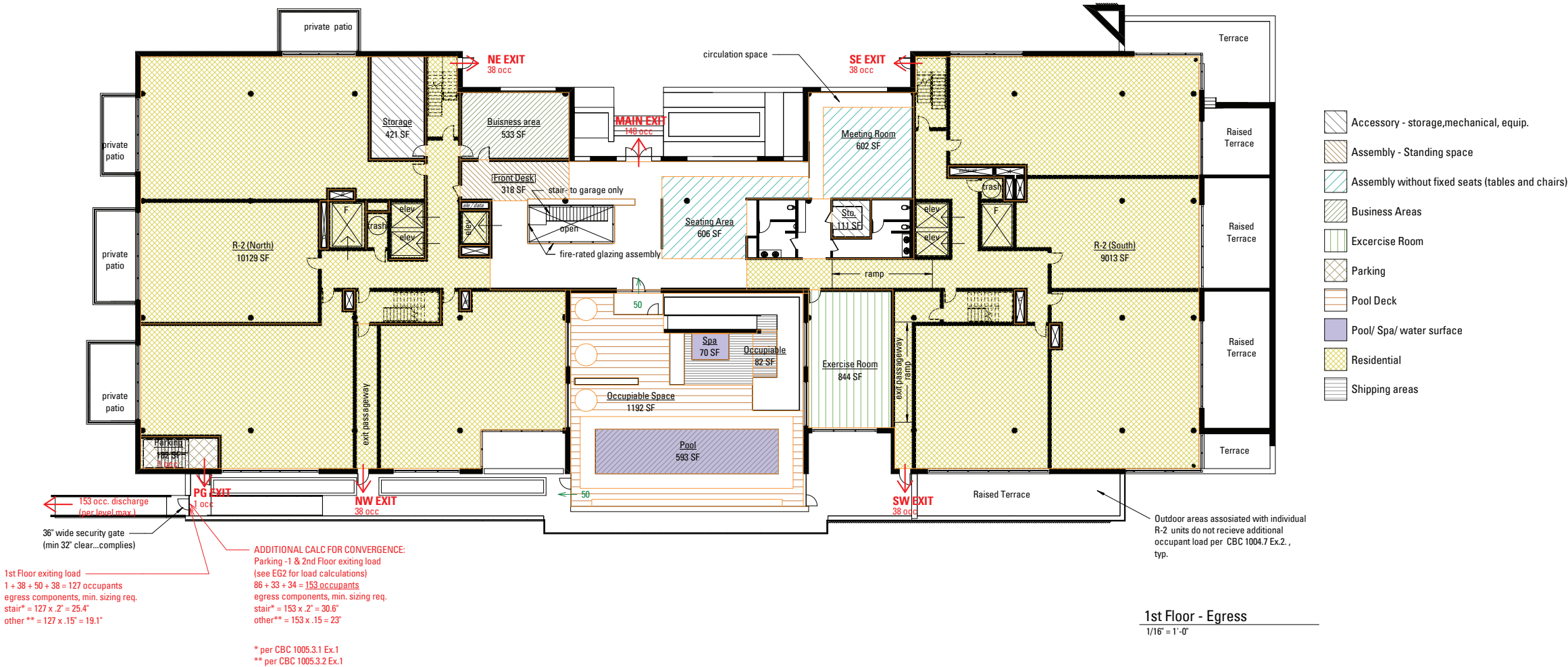
Building Code  
Diagrams

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A23.3



NOTE: BUILDING AREA FOR OCCUPANT LOAD. MAY BE DIFFERENT FROM PLANNING GROSS AREAS)

Area Schedule (Occupant Load) - 1st floor							
Name	Occupancy Class.	Function of Space	Occ. Load Factor	Area Type	Area	Occupant Load Exiting	Comments
Interior Area							
R-2 (North)	R-2	Residential	200 SF	Gross	10129 SF	51	
R-2 (South)	R-2	Residential	200 SF	Gross	9013 SF	46	
Parking	S-2	Parking	200 SF	Gross	182 SF	1	
Exercise Room	A-3	Exercise Room	50 SF	Gross	844 SF	17	
Buisness area	B	Business Areas	150 SF	Gross	533 SF	4	
Meeting Room	A-3	Assembly without fixed seats (tables and chairs)	15 SF	Net	602 SF	41	
Seating Area	A-3	Assembly without fixed seats (tables and chairs)	15 SF	Net	606 SF	41	
Front Desk	A-3	Assembly - Standing space	7 SF	Gross	318 SF	46	
Storage	S (accessory)	Accessory - storage,mechanical, equip.	300 SF	Gross	421 SF	2	
Sto.	S (accessory)	Accessory - storage,mechanical, equip.	300 SF	Gross	111 SF	1	
						250	
Exterior Area							
Spa	A-4	Pool/ Spa/ water surface	50 SF	Gross	70 SF	2	
Pool	A-4	Pool/ Spa/ water surface	50 SF	Gross	593 SF	12	
Occupiable Space	A-4	Pool Deck	15 SF	Gross	1192 SF	80	
Occupiable	A-4	Pool Deck	15 SF	Gross	82 SF	6	
						100	

1ST FLOOR OCCUPANT LOAD DISTRIBUTION PER EXIT						
EXIT	Main	SE	SW	NW	PG	NE
# of Occ.	148	38	38	38	1	38
% of Occ.	49%	12.5%	12.5%	12.5%	1%	12.5%

SA

stearns  
ARCHITECTURE  
500 Broadway  
Laguna Beach, CA 92651  
949 376 7160

LICENSED ARCHITECT  
LELAND WILLARD STEARNS  
C6883  
REN.  
STATE OF CALIFORNIA

Residences at  
Newport Center

150 Newport Center Drive  
Newport Beach, CA

Client  
Newport Center  
Anacapa Associates  
LLC.

Egress Load

CURRENT SHEET ISSUE DATE: Dec 3,2020		
Clouded Revisions		
Number	Date	Description





stearns  
ARCHITECTURE  
500 Broadway  
Laguna Beach, CA 92651  
949 376 7160

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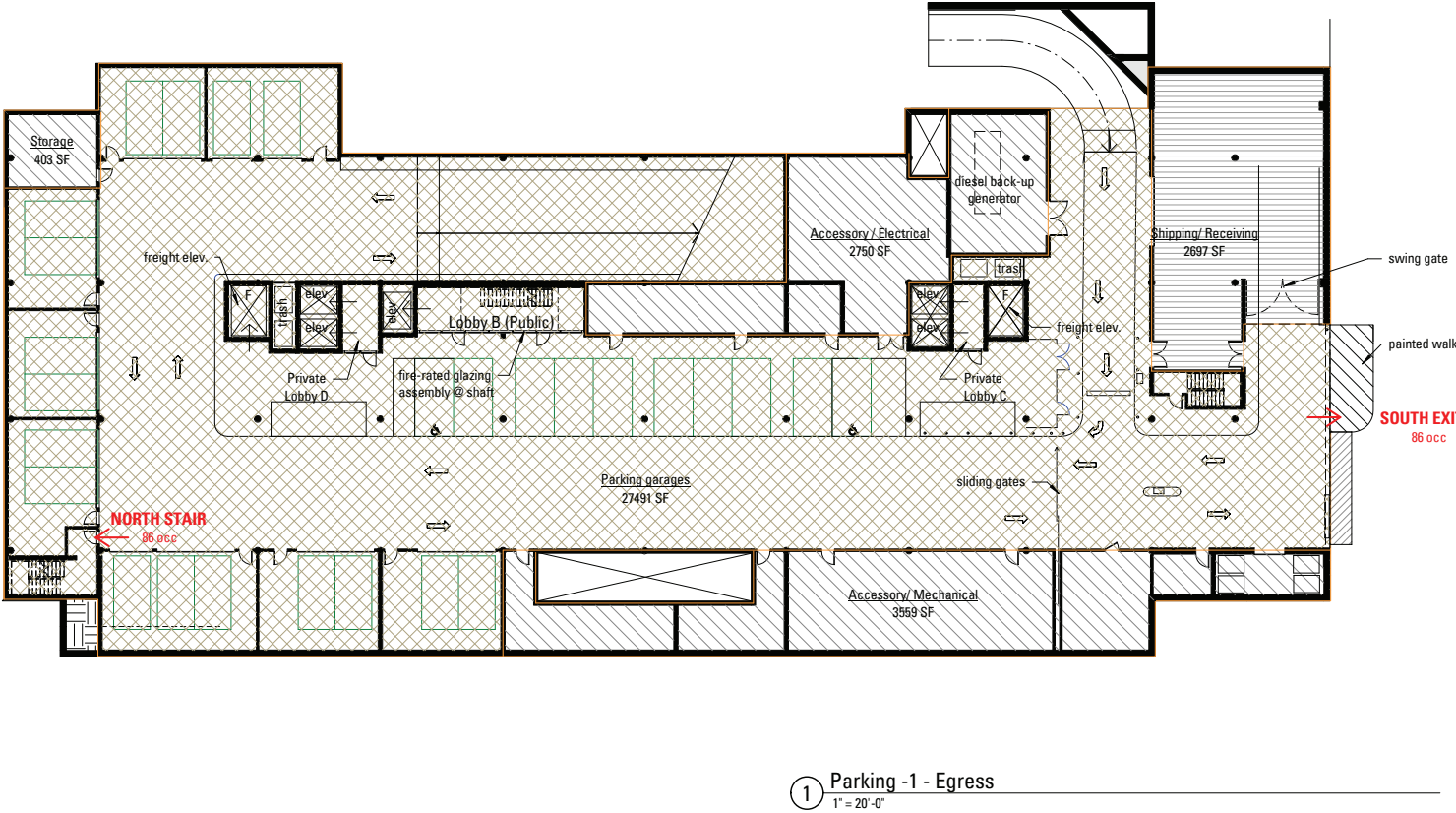
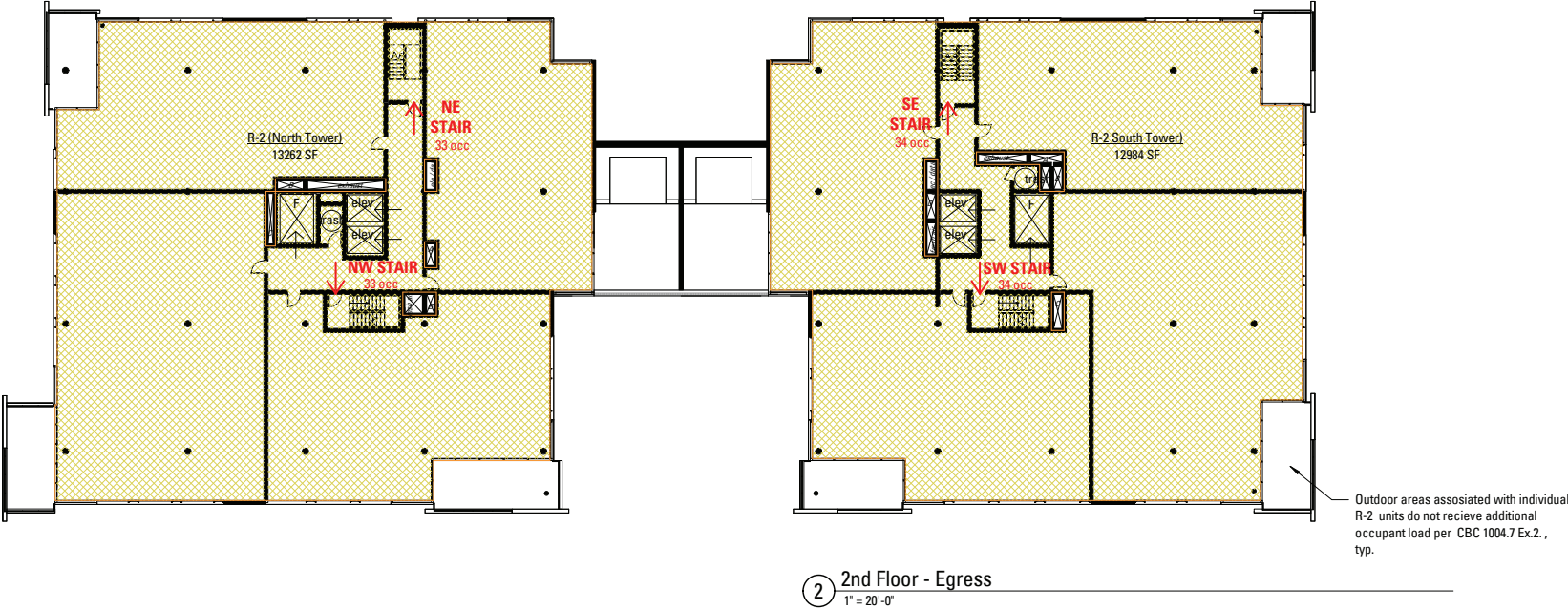
Egress Load

CURRENT SHEET  
ISSUE DATE: Dec 3,2020

Clouded Revisions		
Number	Date	Description

A24.2

33



STAIR CAPACITY TABLE				
STAIR NAME	OCC. LOAD	MIN. CAPACITY (OCC LOAD X 2)*	WIDTH	COMPLIES
SE STAIR	34	6.8"	44"	YES
SW STAIR	34	6.8"	44"	YES
NW STAIR	33	6.6"	44"	YES
NE STAIR	34	6.6"	44"	YES
NORTH STAIR	86	17.2"	44"	YES

\* per CBC 1005.3.1 Ex.1

Area Schedule (Occupant Load) - Parking 1							
Name	Occupancy Class.	Function of Space	Occ. Load Factor	Area Type	Area	Occupant Load Exiting	Comments
2nd Floor							
R-2 (North Tower)	R-2	Residential	200 SF	Gross	13262 SF	67	
R-2 South Tower	R-2	Residential	200 SF	Gross	12984 SF	65	
						132	
Parking -1							
Accessory / Electrical	Accessory	Accessory - storage,mechanical, equip.	300 SF	Gross	2750 SF	10	
Accessory/ Mechanical	Accessory	Accessory - storage,mechanical, equip.	300 SF		3559 SF	12	
Parking garages	S-2	Parking	200 SF	Gross	27491 SF	138	mechanically ventilated
Shipping/ Receiving		Shipping areas	300 SF		2697 SF	9	
Storage	S (accessory)	Accessory - storage,mechanical, equip.	300 SF		403 SF	2	
						171	



stearns  
ARCHITECTURE  
500 Broadway  
Laguna Beach, CA 92651  
949 376 7160

Residences at  
Newport Center

150 Newport Center Drive  
Newport Beach, CA

Client

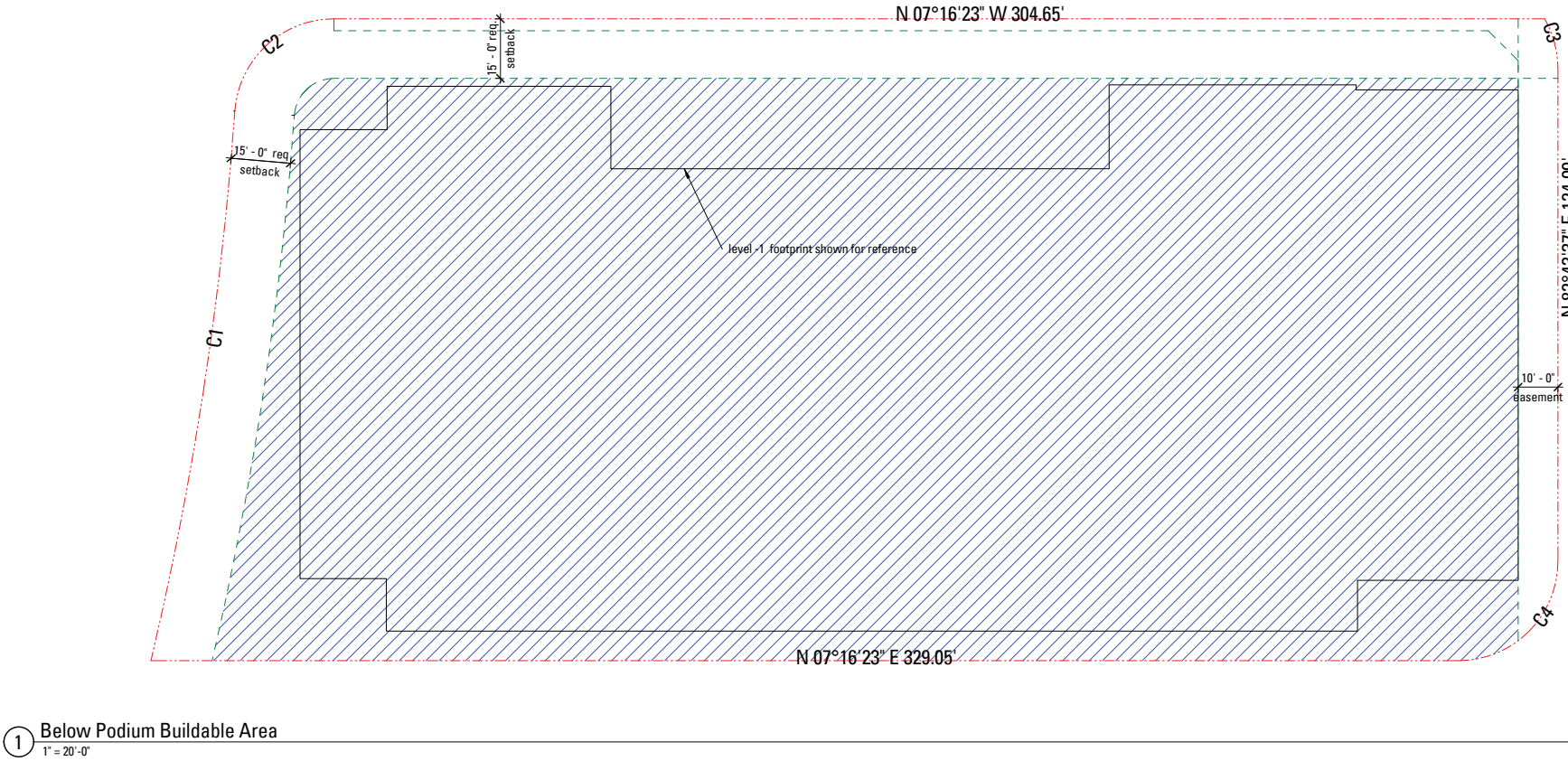
Newport Center  
Anacapa Associates  
LLC.

Buildable Area

CURRENT SHEET ISSUE DATE: Dec 3, 2020		
Clouded Revisions		
Number	Date	Description

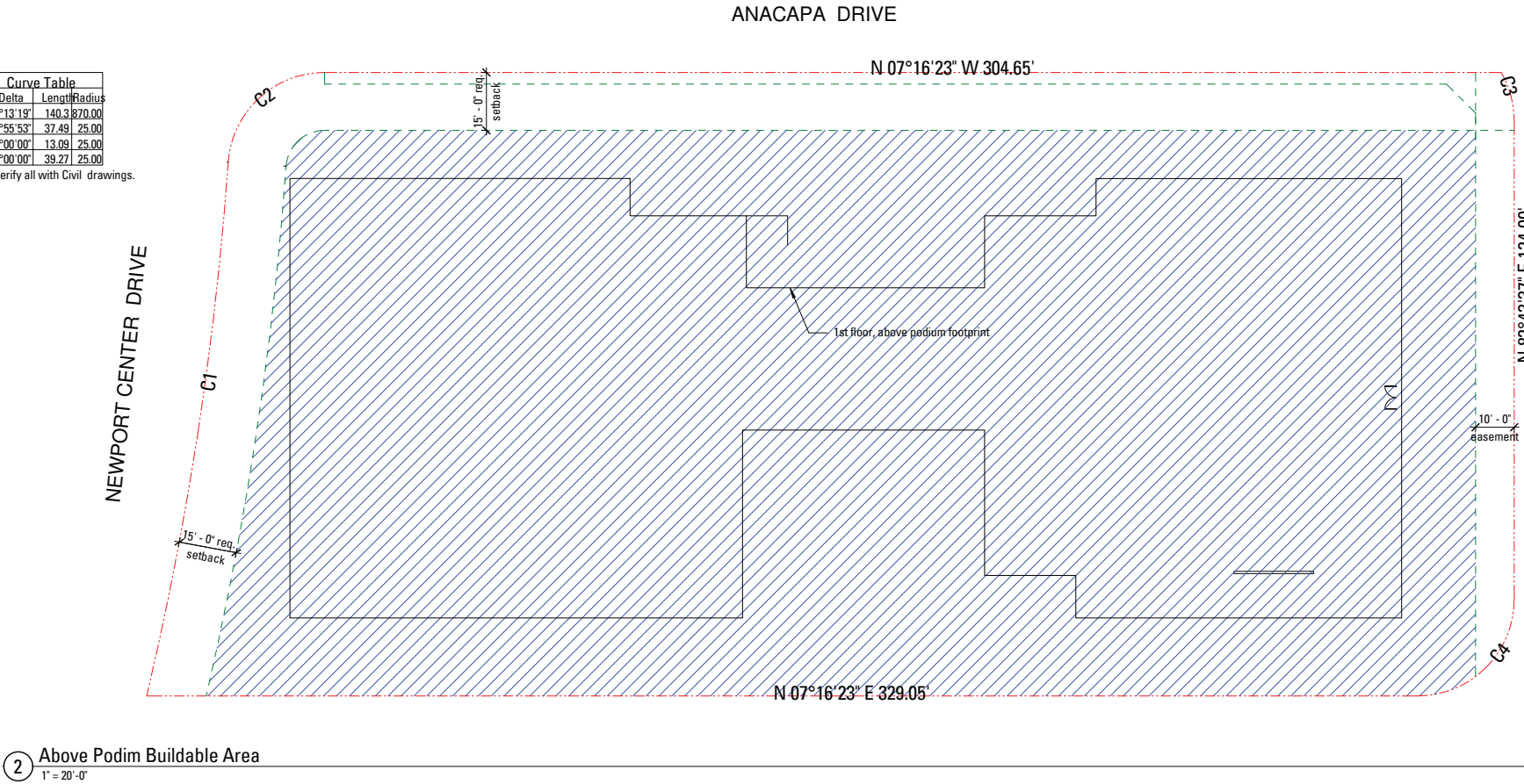
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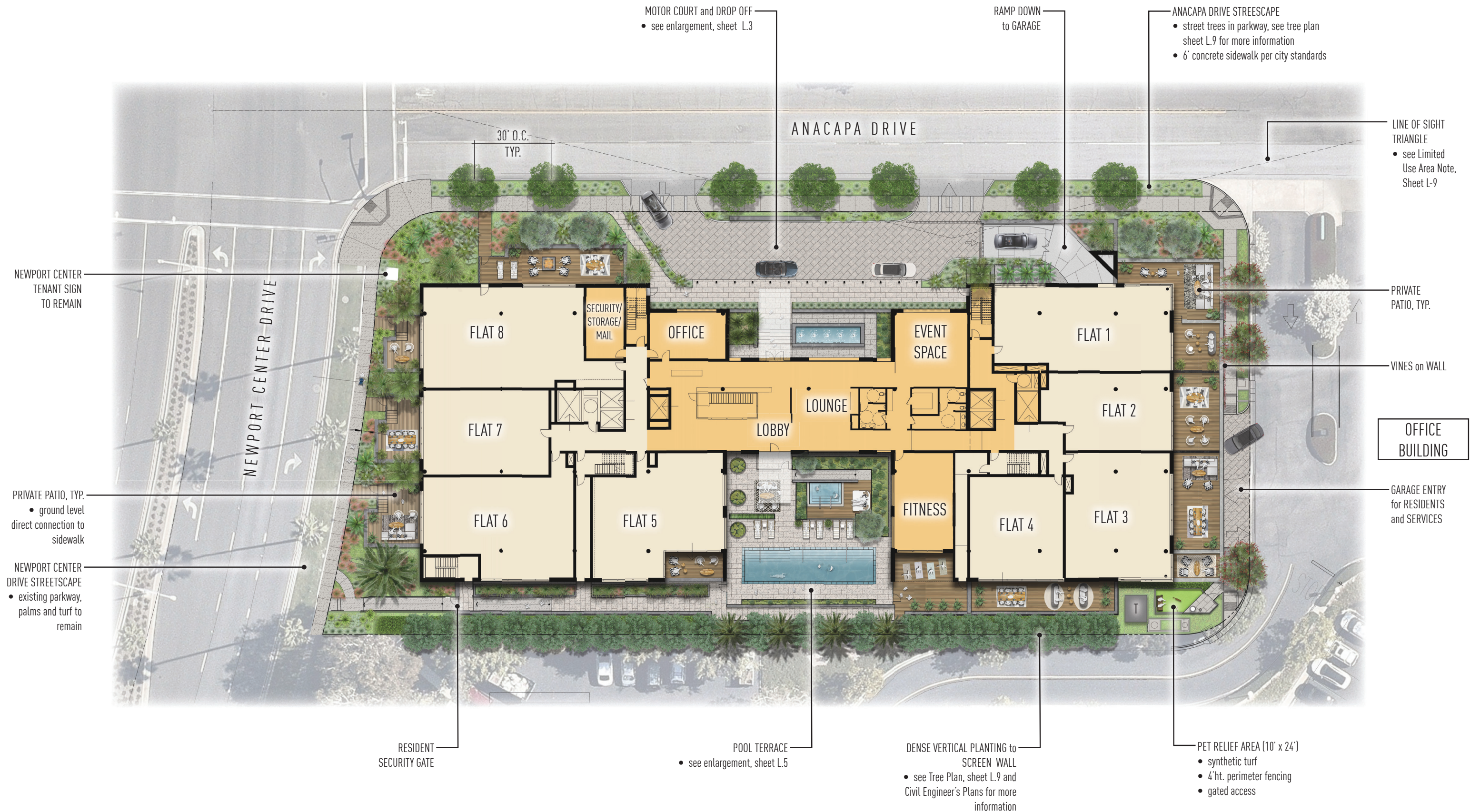


Curve Table			
Curve	Delta	Length	Radius
C1	9°13'19"	140.3	870.00
C2	85°55'53"	37.49	25.00
C3	30°00'00"	13.09	25.00
C4	90°00'00"	39.27	25.00

NOTE: Verify all with Civil drawings.







## RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

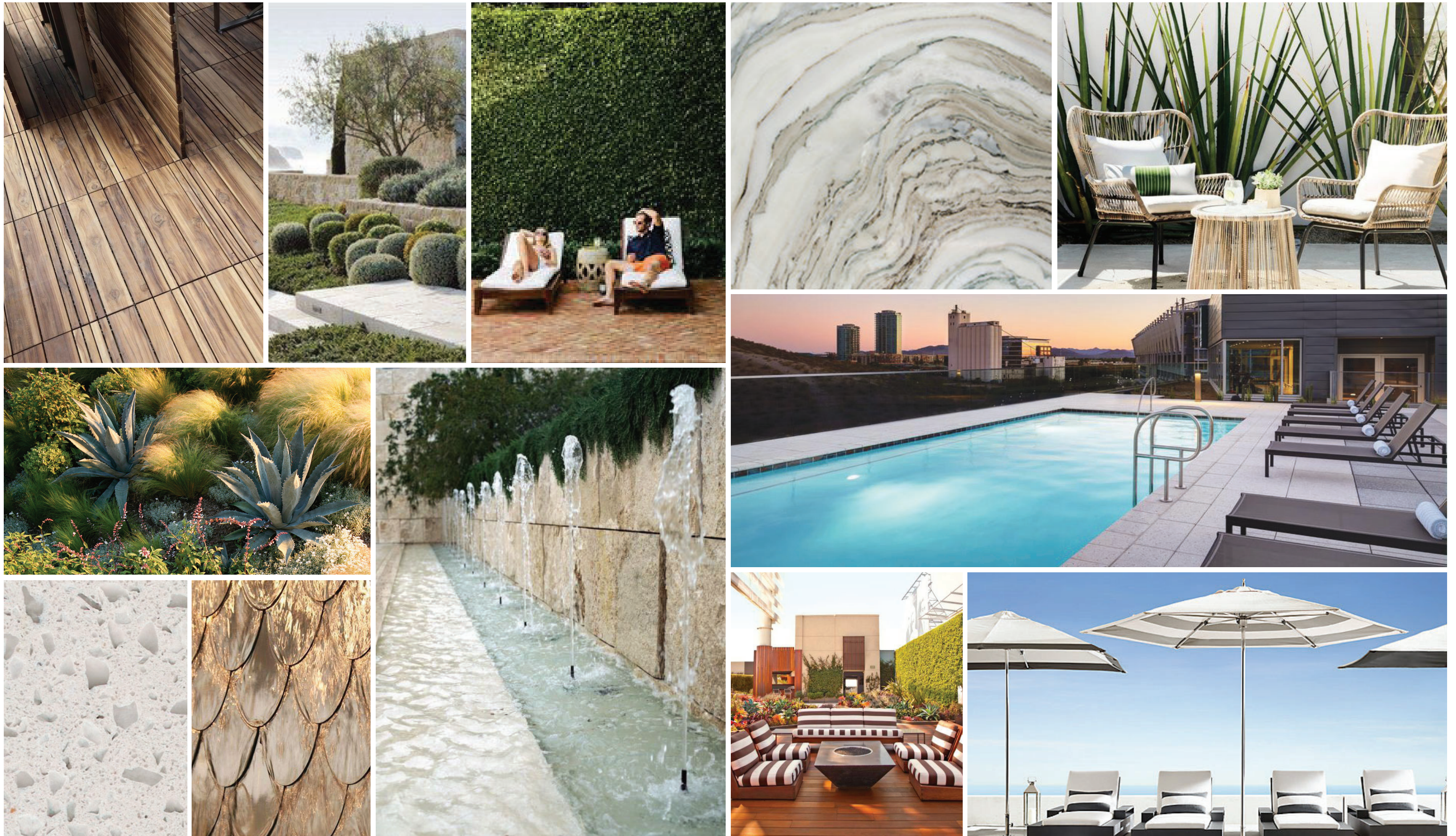
N.C.A.A., LLC.

SEPTEMBER 18, 2020

## CONCEPTUAL LANDSCAPE PLAN - L.1







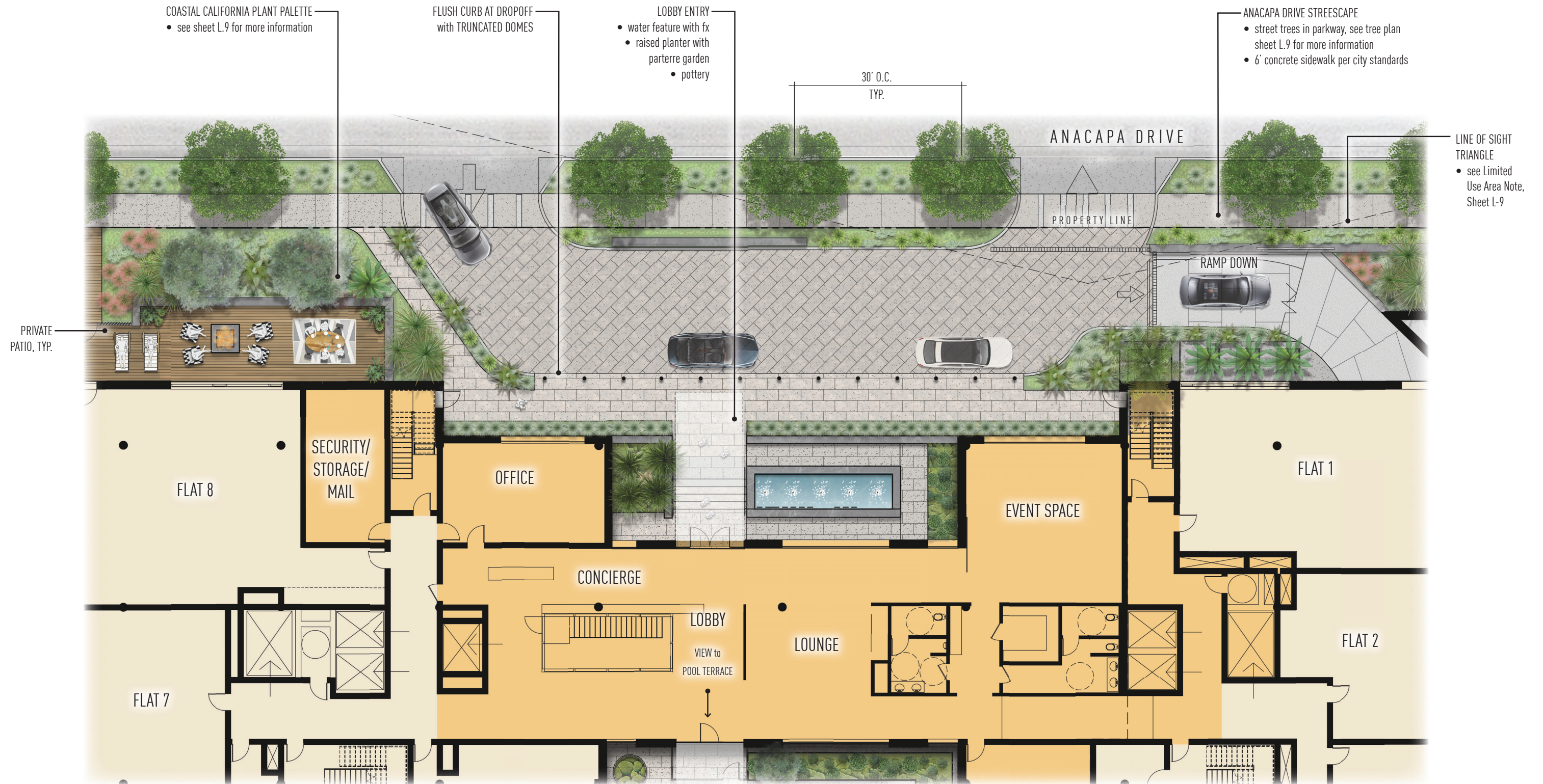
RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

N.C.A.A., LLC.

SEPTEMBER 18, 2020

LIFESTYLE IMAGERY - L.2





RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

N.C.A.A., LLC.

SEPTEMBER 18, 2020

MOTOR COURT ENLARGEMENT - L.3







RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

N.C.A.A., LLC.

SEPTEMBER 18, 2020

ENTRY VIEW - L.4

**MS**  
SANDSCAPE  
ARCHITECTURE





RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

N.C.A.A., LLC.

SEPTEMBER 18, 2020

POOL TERRACE ENLARGEMENT - L.5







RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

N.C.A.A., LLC.

SEPTEMBER 18, 2020

POOL TERRACE - L.6







RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

N.C.A.A., LLC.

SEPTEMBER 18, 2020

POOL TERRACE - L.7







RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

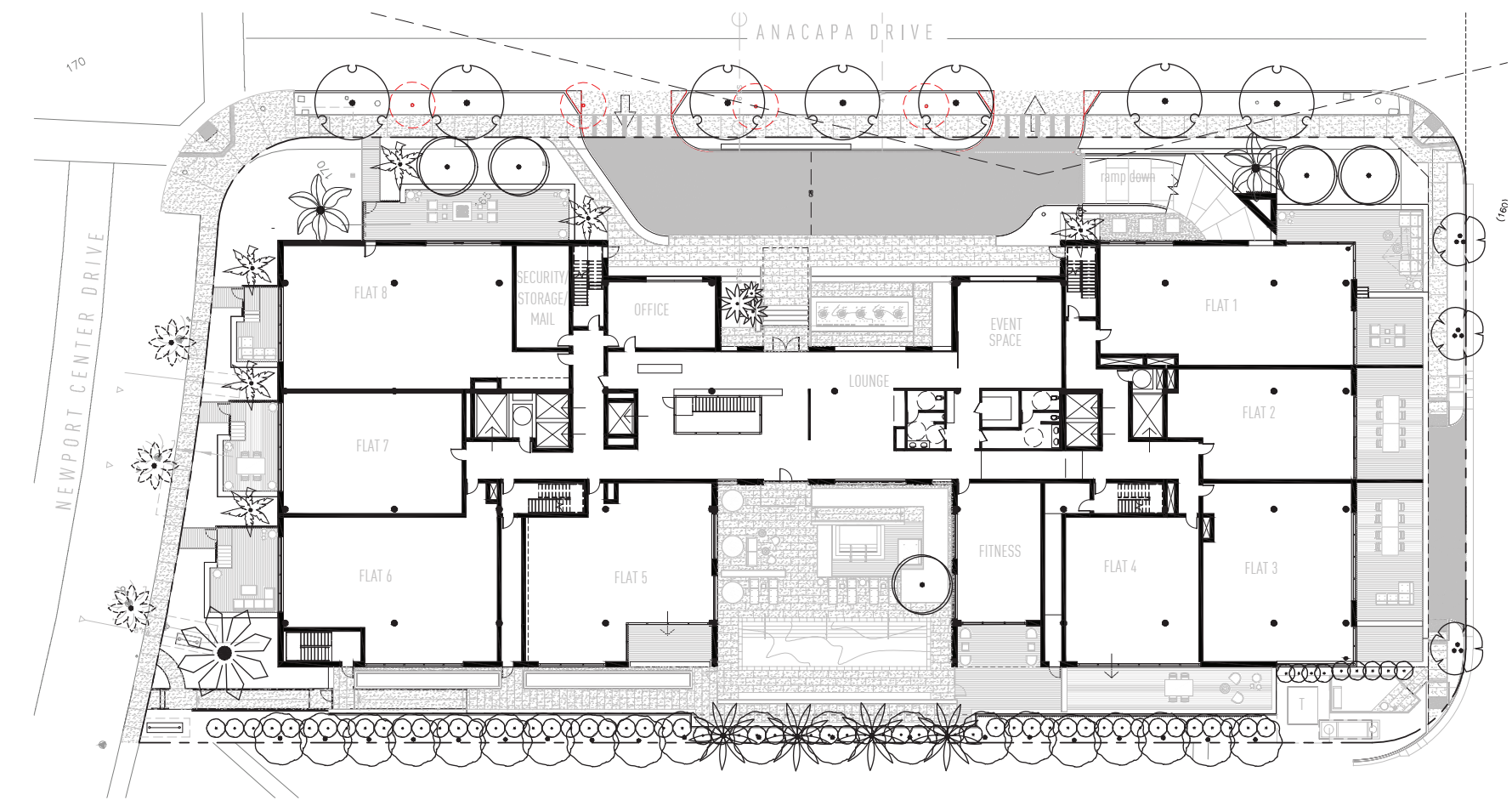
N.C.A.A., LLC.

SEPTEMBER 18, 2020

POOL TERRACE - L.8

**NCS**  
LANDSCAPE  
ARCHITECTURE





LANDSCAPE DOCUMENTATION NOTE:

A LANDSCAPE DOCUMENTATION PACKAGE BY THE PROJECT APPLICANT IS REQUIRED TO BE SUBMITTED TO THE CITY OF NEWPORT BEACH PURSUANT TO SECTION 2.1 OF THE WATER EFFICIENCY ORDINANCE STANDARDS.

LANDSCAPE PLANS AND WATER USE CALCULATIONS PREPARED BY A PROFESSIONAL LICENSED LANDSCAPE ARCHITECT IN THE STATE OF CALIFORNIA.  
MARK SCHATTINGER, ASLA  
RLA 3235 EXPIRES MARCH 31, 2021

WATER EFFICIENT LANDSCAPING NOTE:

- THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF NEWPORT BEACH LANDSCAPE GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
  - THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

LIMITED USE AREA (Line of Sight) NOTE:

ALL TREE BRANCHES TO BE TRIMMED TO 8' HIGH ABOVE FINISH GRADE.  
ALL SHRUBS WITHIN LIMITED USE AREA TO BE MAINTAINED AT 24" HIGH MAXIMUM.

POOL and SPA NOTES:

- POOL AND SPA WILL UTILIZE RECIRCULATING WATER SYSTEM EQUIPMENT AND BE CONCEALED IN A VAULT IN THE LANDSCAPE AREA.
- THE SURFACE AREA OF THE POOLS AND SPAS IS INCLUDED IN THE "HIGH" WATER USE HYDROZONE/AREA OF THE WATER BUDGET CALCULATION.

UTILITY SCREENING NOTE:

ALL ABOVE GROUND UTILITIES TO BE SCREENED WITH EVERGREEN PLANT MATERIAL AND MEET THE NBF, SCE AND GAS CO. CLEARANCE REQUIREMENTS

SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
IRRIGATION HYDROZONES 1&2: BUILDING PERIMETER:			
ECHVEVERIA GLAUCA	HENS & CHICKS	1 GAL	LOW
ECHVEVERIA PEACOCKII	PEACOCK ECHVEVERIA	5 GAL	LOW
AEONIUM 'URBICUM' 'SALAD BOWL'	AEONIUM	5 GAL	LOW
AEONIUM ARBOREUM 'SCHWARZKOPF'	AEONIUM	5 GAL	LOW
AGAVE AMERICANA	CENTURY PLANT	15 GAL	LOW
ALOE BAINII	TREE ALOE	24" BOX	LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
ARBUTUS 'COMPACTA'	DWARF STRAWBERRY	5 GAL	LOW
BOUGAINVILLEA ROSENKA	SHRUB BOUGAINVILLEA	5 GAL	LOW
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	LOW
CAREX DIVULSA	BERKELEY SEDGE	5 GAL	MEDIUM
CHONDROPETALUUM 'ELEPHANTINUM'	LARGE CAPE RUSH	5 GAL	LOW
DASYLIRION WHEELERI	DESERT SPOON	15 GAL	LOW
DIANELLA REVOLUTA	LITTLE REV	5 GAL	LOW
DRACAENA DRACO	DRAGON TREE	24" BOX	LOW
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW
FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GAL	LOW
FICUS NITIDA 'GREEN GEM'	LAUREL FIG	15 GAL	MEDIUM
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW
KALANCHOE BEHARENSIS	FELT PLANT	15 GAL	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	SPINY-HEADED MAT RUSH	5 GAL	MEDIUM
MUHLBURGIA CAPILLARIS	PINK MUHLY	5 GAL	LOW
ROSMARINUS PROSTRATUS	DWARF ROSEMARY	5 GAL	LOW
SALVIA CLEVELANDII	CA BLUE SAGE	5 GAL	LOW
SENECIO MANDRALISCAE	SENECIO	1 GAL	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	LOW
WESTRINGIA FLORIBUNDA	COAST ROSEMARY	5 GAL	LOW

IRRIGATION HYDROZONE 3: MEDIUM / LOW ENHANCED SHRUBS (Pool & Courtyard):			
AGAVE ATTENUATA 'NOVA'	FOXTAIL AGAVE	15 GAL	LOW
ALYOGYNE HUEGELII	BLUE HIBISCUS	15 GAL	LOW
ASPARAGUS DENSIFLORUS 'MYERSII'	MYER ASPARAGUS	5 GAL	LOW
BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	5 GAL	MEDIUM
CARISSA M. 'HORIZONTALIS'	NATAL PLUM	5 GAL	MEDIUM
CRASSULA OVATA	JADE PLANT	15 GAL	LOW
FURCACEA FOETIDA 'MEDIOPICTA'	MAURITIUS HEMP	15 GAL	LOW
PHORMIUM HYBRIDS	NEW ZEALAND FLAX	5 GAL	LOW
PITTOSPORUM C. 'COMPACTUM'	PITTOSPORUM	5 GAL	MEDIUM
PITTOSPORUM T. 'GOLF BALL'	'GOLF BALL' KOHUIHU	5 GAL	MEDIUM
PRUNUS ILICIFOLIA SPP. LYONII	CATALINA CHERRY	24" BOX	VERY LOW

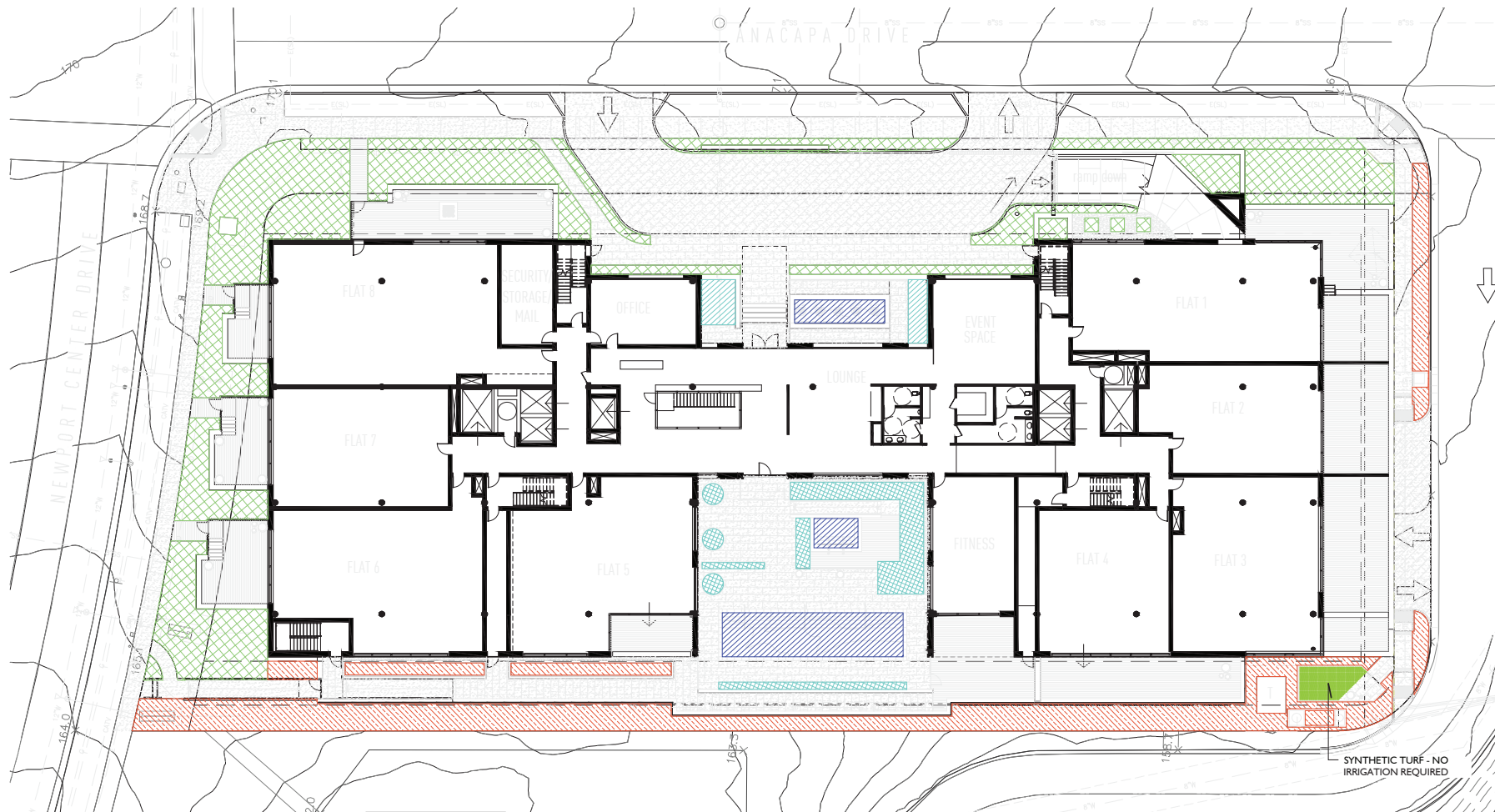
ALL PLANTS ARE CAL-IPC NON-INVASIVE and WUCOLS MEDIUM/LOW WATER CONSUMPTIVE (REGION 3 - SOUTH COASTAL) VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS.  
THESE PLANTS ARE WATER CONSERVING and USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL and MINIMIZES EROSION IMPACTS.





PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ALOE BAINESII ALOE	48"BOX	LOW	1
	ARBUTUS X 'MARINA' HYBRID STRAWBERRY TREE	36"BOX	LOW	3
	HOWEA FORSTERIANA KENTIA PALM MULTI-TRUNK	24"BOX	MODERATE	6
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	36"BOX	MEDIUM	7
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE MULTI-TRUNK	36"BOX	LOW	5
	PHOENIX CANARIENSIS CANARY ISLAND DATE PALM	16' B.T.H	LOW	1
	PHOENIX DACTYLIFERA 'MEDJOOL' DATE PALM	16' B.T.H	LOW	4
	PHOENIX RECLINATA SENEGAL DATE PALM MULTI-TRUNK	48"BOX	LOW	2
	PODOCARPUS GRACILIOR YEW PINE	24"BOX	MEDIUM	67
	TRISTANIA CONFERTA BRISBANE BOX LOW BRANCHING	36"BOX	MODERATE	20

EXISTING TREES ALONG NEWPORT CENTER DRIVE - PROTECT IN PLACE				
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM (Existing to be protected-in-place, establish Tree Protection Zone per City of Newport Beach M.O.D. Guidelines)			3
EXISTING TREES ALONG ANACAPA DRIVE - TO BE REMOVED				
	SCHINUS TEREBINTHIFOLIA BRAZILIAN PEPPERTREE			4

TOTAL LANDSCAPE AREA:	
REQUIRED : 8,242 S.F.	
PROVIDED : 9,978 S.F.	



[illegible]

HYDROZONE KEY			
SYMBOL	HYDROZONE	SQUARE FOOTAGE	% OF LANDSCAPE
	HYDROZONE 1: NORTH-EAST PERIMETER WATER USE- LOW	4,966 SF.	48 %
	HYDROZONE 2: SOUTH-WEST PERIMETER WATER USE- MEDIUM & LOW	3,311 SF.	34 %
	HYDROZONE 3: ENHANCED LANDSCAPE at POOL AREA WATER USE- MEDIUM & LOW	858 SF.	9 %
	HYDROZONE 4: POOL, SPA and WATER FEATURE WATER USE- HIGH	843 SF.	9 %
	TOTAL:	9,978 SF.	100 %

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTIAL COMMUNITY.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE NEWPORT BEACH WATER DISTRICT. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT, MASTER VALVE AND FLOW SENSOR IN ACCORDANCE WITH NEWPORT BEACH WATER DISTRICT STANDARDS AND STATE OF CALIFORNIA MELO STANDARDS. THE SYSTEM WILL UTILIZE THESE TYPES OF IRRIGATION HEADS TO DISTRIBUTE WATER AT THE SAME WATER PRESSURE AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY MOISTURE SENSING EQUIPMENT, VALVES PROGRAMMED FROM AN AUTOMATIC CONTROLLER WILL MAXIMIZE EFFICIENT WATER APPLICATION, TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. WATERING WILL CONFORM WITH CITY OF NEWPORT BEACH WATER CONSERVATION REQUIREMENTS.

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. INSTALLATION OF AUTOMATIC "SMART" IRRIGATION CONTROLLER WITH RAIN-SENSOR AND WEATHER TRACK TECHNOLOGY.
2. INSTALLATION OF BACKFLOW DEVICE, MASTER VALVE, FLOW METER, QUICK COUPLERS AND GATE VALVES.
3. THE USE OF LOW PRECIPITATION SPRAY HEADS.
4. THE USE OF SUBSURFACE IRRIGATION DRIPPER LINES
5. THE USE OF LOW WATER CONSUMING PLANTS.
6. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
7. MULCHING IN THE LANDSCAPE ARE AND AT THE BASE OF TREES

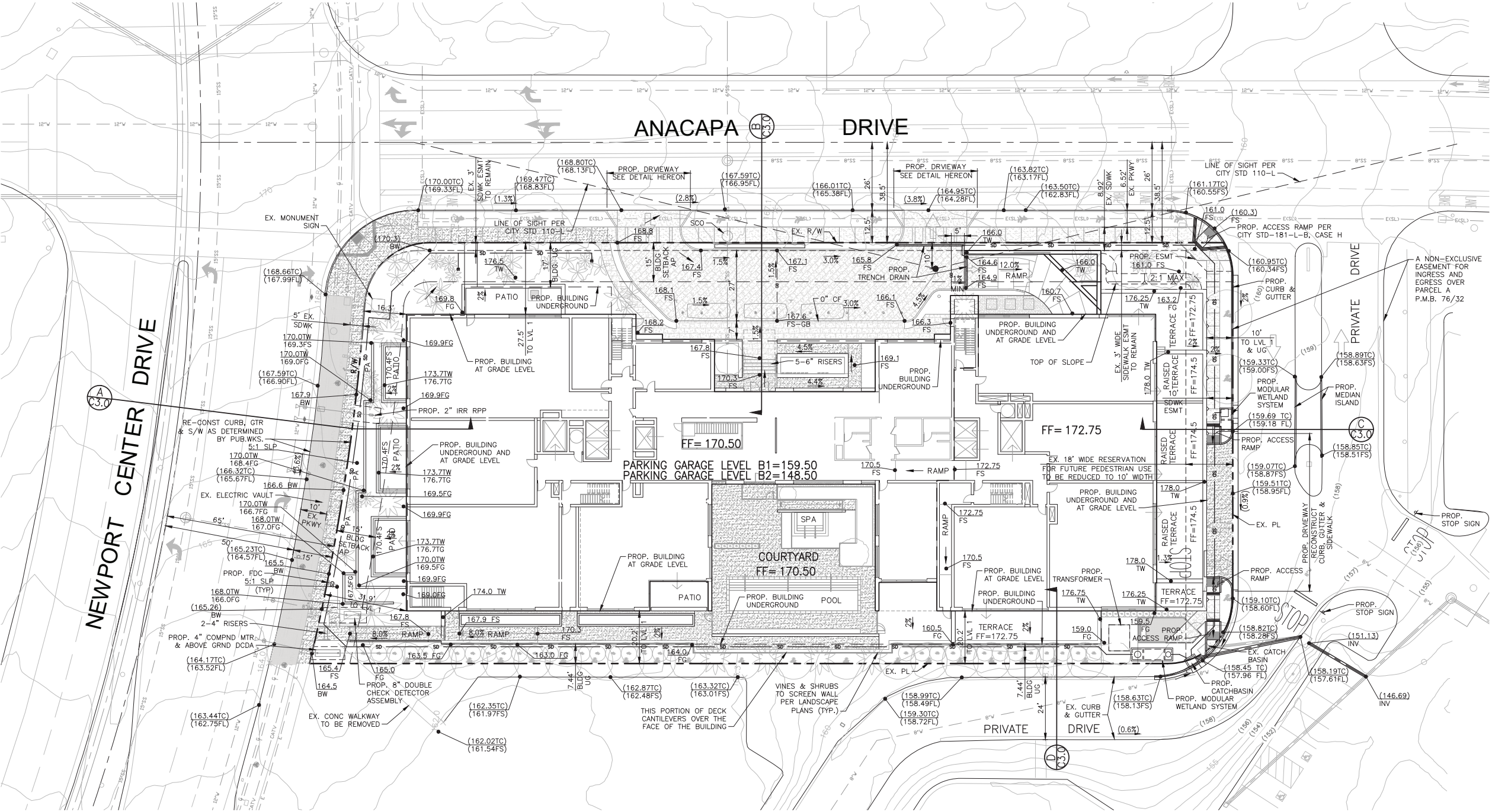
THE IRRIGATION SYSTEM WAS DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF  
NEWPORT BEACH MUNICIPAL CODE 14.17 WATER EFFICIENT LANDSCAPE ORDINANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.



MARK SCHATtinger, CA REGISTERED LANDSCAPE ARCHITECT #3235





- NOTES:**
1. ANACAPA DRIVE STREET IMPROVEMENTS PLANS TO BE PREPARED DURING CONSTRUCTION DOCUMENT PHASE
  2. CURB, GUTTER & SIDEWALK ALONG NEWPORT CENTER DRIVE AND ANACAPA DRIVE TO BE RECONSTRUCTED AS DETERMINED BY PUBLIC WORKS
  3. ANACAPA DRIVE AND NEWPORT CENTER DRIVE EAST ARE ON THE CITY'S STREET-CUT MORATORIUM LIST. TRENCHING/DAMAGE TO SAID STREET WILL REQUIRE EXTENSIVE STREET REPAIR PER CITY STANDARD STD-105-L-F
  4. APPLICANT SHALL ESTABLISH SURVEY POINTS WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE PROJECT FRONTAGES OF ANACAPA DRIVE AND NEWPORT CENTER DRIVE EAST TO MONITOR MOVEMENT OF CITY FACILITIES (UTILITIES, SIDEWALK, STREET, ETC) DUE TO THE CONSTRUCTION OF THE PROPOSED PROJECT. ANY DAMAGE TO SAID CITY FACILITIES SHALL BE REPAIRED AT THE PROJECT SOLE EXPENSE.

**LEGEND:**

AP	ABOVE PODIUM
BLDG	BUILDING
BP	BELOW PODIUM
BW	BACK OF WALK
CF	CURB FACE
CONC	CONCRETE
ESMT	EASEMENT
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FL	FLOW LINE
FF	FINISH FLOOR
FG	FINISH GROUND
FS	FINISH SURFACE
GB	GRADE BREAK
H	HEIGHT
INV	INVERT
LVL	LEVEL
MAX	MAXIMUM
MIN	MINIMUM
PD	PODIUM
PKWY	PARKWAY
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PROP	PROPOSED
R/W	RIGHT OF WAY
SCO	SEWER CLEANOUT
SDWK	SIDEWALK
SMH	SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GLASS
TW	TOP OF WALL
TGR	TOP OF GUARDRAIL
TYP	TYPICAL
UG	UNDERGROUND

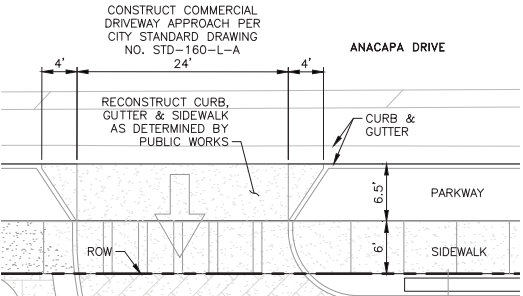
**BENCHMARK**

BENCHMARK DESIGNATION: ORANGE COUNTY SURVEYOR BENCH MARK "3S-45-79" ADJ. ELEV. = 281.761'

MONUMENT RECOVERY: FD. 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3S-45-99" SET IN THE TOP NORTHERLY CORNER OF A 4' BY 8' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE EASTERLY CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND SAN JOAQUIN HILLS ROAD, 70' SOUTHEASTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD AND 135' NORTHEASTERLY OF THE CENTERLINE OF SAN JOAQUIN HILLS ROAD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

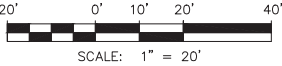
**EARTHWORK:**

RAWCUT 33,000 CY  
RAWFILL 0 CY  
EXPORT 33,000 CY

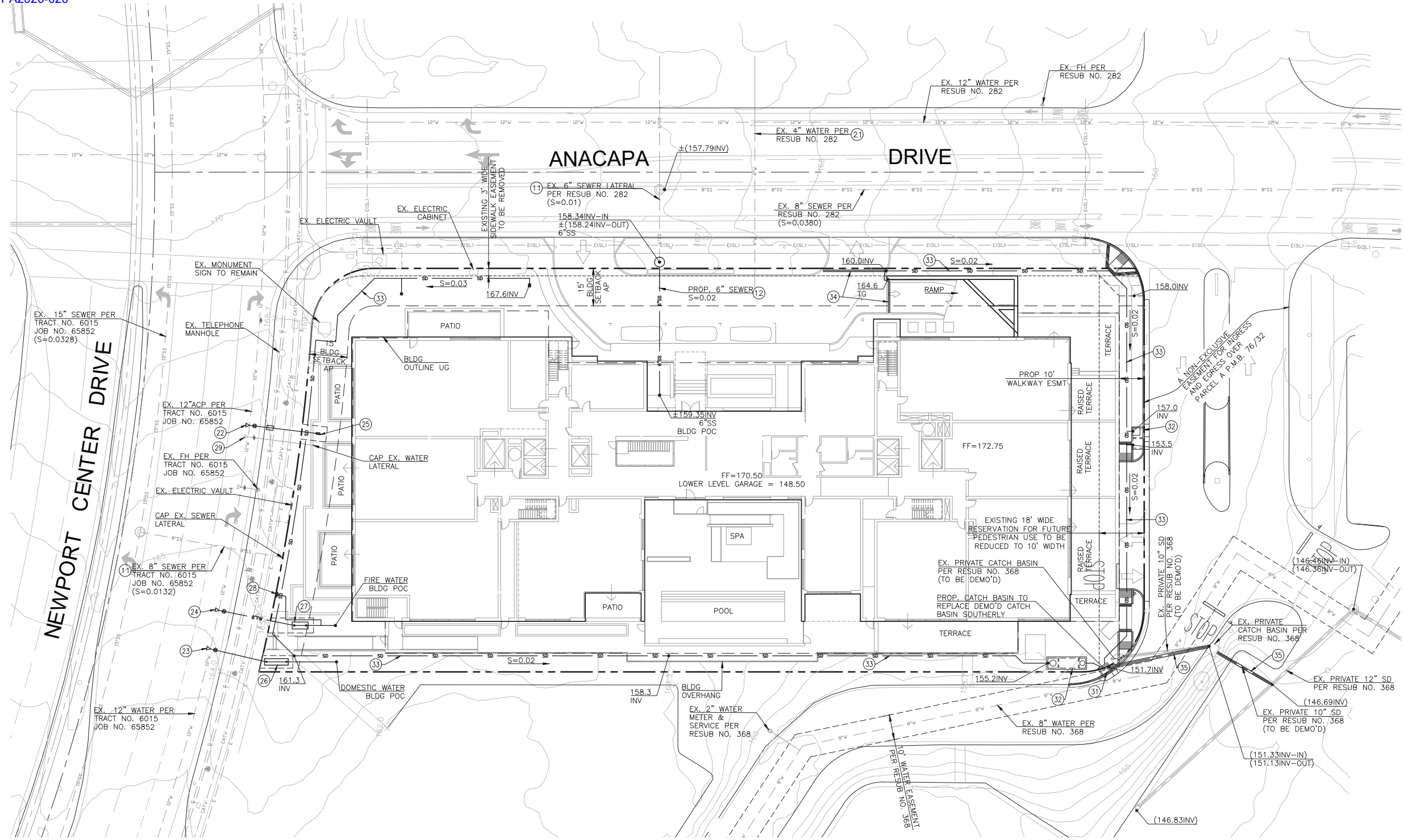


**PROPOSED DRIVEWAY DETAIL**

SCALE: 1"=10'







SEWER CONSTRUCTION NOTES

- 11 EXISTING SEWER LATERAL TO BE REUSED – CONSTRUCT MANHOLE PER CITY STD. 401–L. FIELD VERIFY EXISTING SEWER LATERAL LOCATION & CCTV TO CHECK THE CONDITIONS OF LATERALS PRIOR TO CONSTRUCTION. IF SUBSTANDARD, LATERAL SHALL BE RECONSTRUCTED.
- 12 PROPOSED 6" SEWER LATERAL PER STD–406–L

WATER CONSTRUCTION NOTES

- 21 EXISTING WATER SERVICE TO BE ABANDONED AT MAIN
- 22 PROPOSED 2" IRRIGATION METER & SERVICE WITH DFW PLASTICS INC. WATER METER BOX & LID
- 23 PROPOSED 6" DOMESTIC SERVICE
- 24 PROPOSED 8" FIRE SERVICE
- 25 PROPOSED 2" IRRIGATION BACKFLOW
- 26 PROPOSED 4" ABOVE GROUND TRU/FLO COMPOUND METER/BACKFLOW ASSEMBLY
- 27 PROPOSED 8" DOUBLE CHECK DETECTOR ASSEMBLY
- 28 PROPOSED FIRE DEPARTMENT CONNECTION
- 29 ABANDON EXISTING SERVICE AT MAIN LINE BY REMOVING EXISTING VALVE & TEE AND REPLACING WITH STRAIGHT PIPE & COUPLINGS, FILL EXISTING WATER PIPE LATERAL WITH SLURRY

STORM DRAIN CONSTRUCTION NOTES

- 31 PROPOSED CATCH BASIN
- 32 PROPOSED MODULAR WETLAND UNIT FOR STORM WATER TREATMENT
- 33 PROPOSED AREA DRAIN PIPE
- 34 PROPOSED TRENCH DRAIN
- 35 PROPOSED 12" STORM DRAIN PIPE

CITY OF NEWPORT BEACH  
UTILITIES DEPARTMENT

FIRE HYDRANT FLOW TEST

AMOUNT PAID: \$343.00	DATE: 02/25/2015
CHECK NO: N/A	TIME: 10:00 AM
TEST NO: N/A	WEATHER: CLEAR

PROJECT:	ANACAPA DRIVE AND NEWPORT CENTER DRIVE
TEST CONDUCTED FOR:	FUSCOE ENGINEERING
TEST PERFORMED BY:	BULLMAN, AUGER
TEST WITNESSED BY:	

FIELD OBSERVATIONS AND FLOW DATA

STATIC HYDRANT # :	1288	LOCATION:	143 NEWPORT CENTER DRIVE
F/H MANUFACTURER:	JONES	NUMBER & SIZE OF OUTLETS:	2-2.5" 1-4"
STATIC PRESSURE: (P <sub>s</sub> , psi), PRE-FLOW:	114		
RESIDUAL PRESSURE: (P <sub>r</sub> , psi) FLOWING:	1292	LOCATION:	210 NEWPORT CENTER DRIVE
F/H MANUFACTURER:	JONES	NUMBER & SIZE OF OUTLETS:	2-2.5" 1-4"
STATIC PRESSURE, PRE-FLOW (INFO ONLY, NOT FOR TEST CALCS):			
F/H OUTLET SIZE (2.5 or 4.0):	2.5	(d, inches)	0.9
FLOW LOSS COEFFICIENT - TUBE C=1.0 / BUTT C=0.9	94		
PITOT GAUGE READING (p, psi)			

OBSERVED FLOW: THE OBSERVED FLOW FROM A HYDRANT OUTLET IS CALCULATED FROM THE FOLLOWING EQUATION:

$$Q_s = 29.83(Cd^{.75})\sqrt{p}$$

WHERE: Q<sub>s</sub> IS THE OBSERVED FLOW IN GPM; d IS THE OUTLET DIAMETER IN INCHES; p IS THE PITOT GAUGE PRESSURE IN PSI; AND C IS THE FLOW LOSS COEFFICIENT (C = 1.0 FOR FLOW TUBES AND C = 0.9 FOR BUTT FLOW READINGS).

OBSERVED FLOW (Q<sub>s</sub>, gpm): 1627 GPM

DISCHARGE CALCS: THE DISCHARGE FOR A GIVEN FIRE HYDRANT CAN BE DETERMINED FROM THE FOLLOWING EQUATION USING THE INITIAL (STATIC) WATER PRESSURE AND THE RESIDUAL (DYNAMIC) WATER PRESSURE:

$$Q_r = Q_s \left( \frac{P_s - 20}{P_r - P_s} \right)^{.55}$$

WHERE: Q<sub>s</sub> (STATIC OR RESIDUAL) IS THE FLOW IN GPM; AND P<sub>s</sub> (STATIC OR RESIDUAL) IS THE PRESSURE IN PSI. NOTE: A 10 PSI DROP IS REQUIRED FOR VALID TEST.

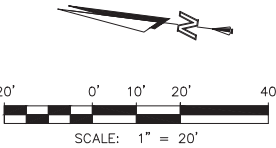
CALCULATED FLOW AT 20 psi (Q<sub>r</sub>, gpm): 3916 GPM

NOTES:

- 1. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD.
- 2. ALL EXISTING WATER SERVICES THAT ARE NOT BEING REUSED SHALL BE ABANDONED AT THE MAIN.

LEGEND:

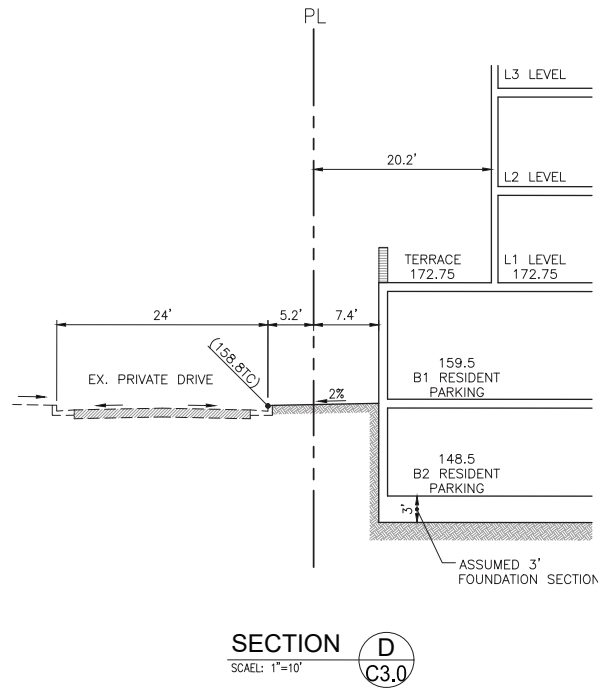
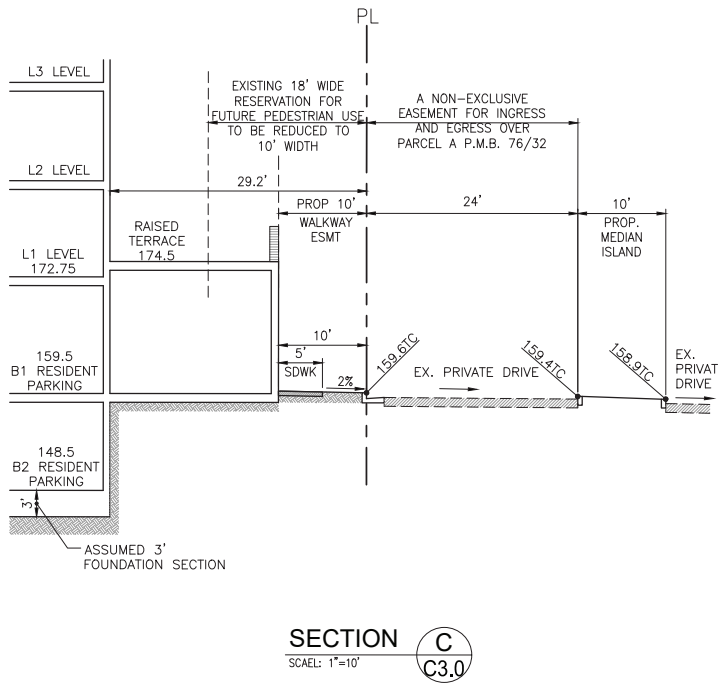
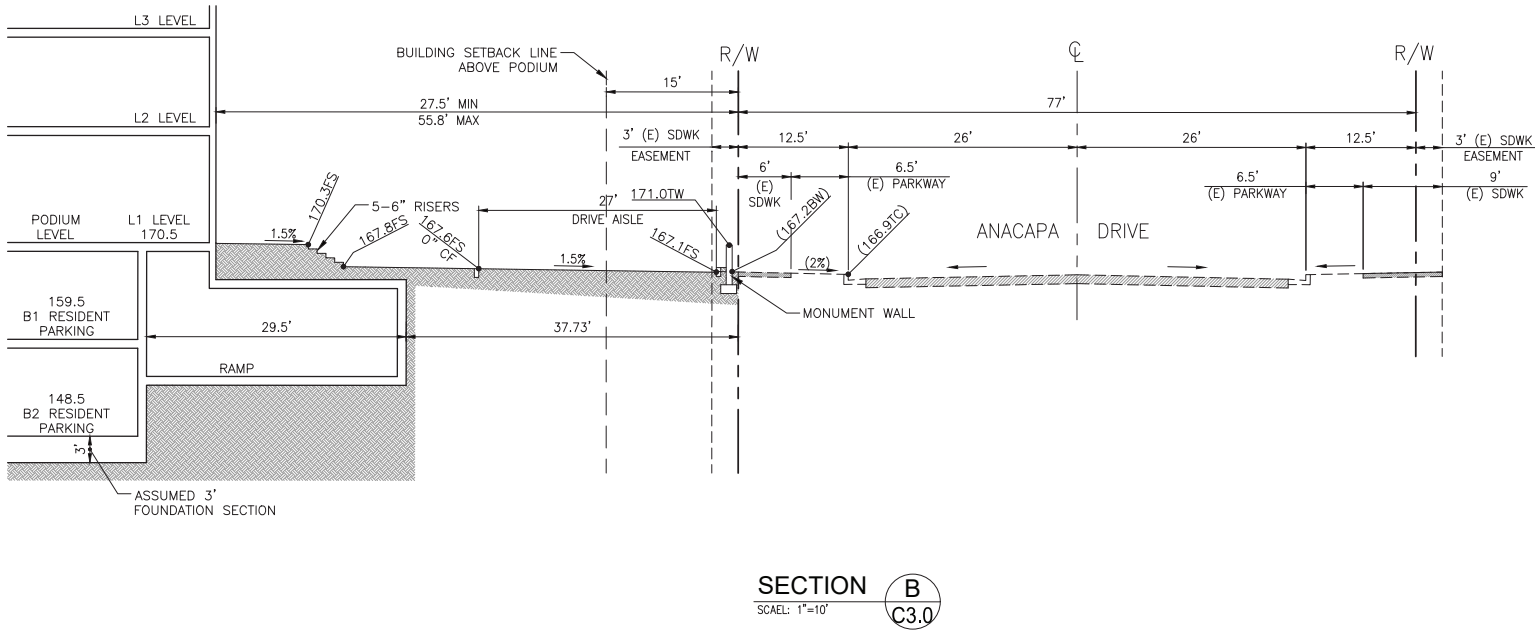
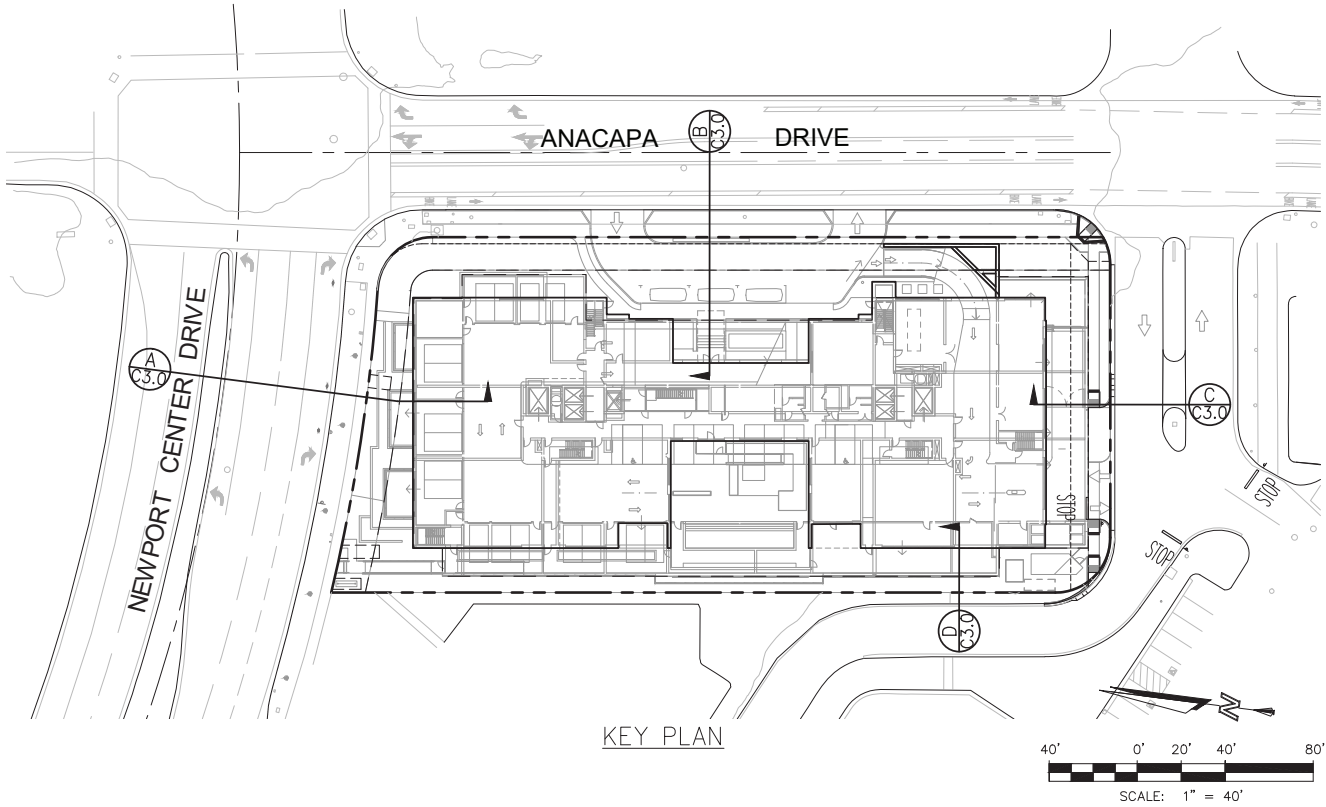
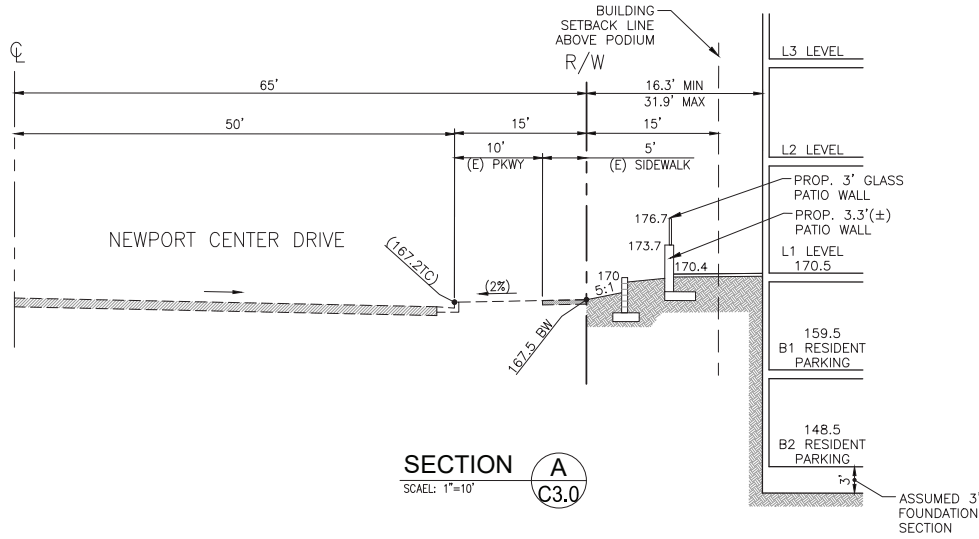
- ACP ASBESTOS CEMENT PIPE
- AP ABOVE PODIUM
- BLDG BUILDING
- BP BELOW PODIUM
- ESMT EASEMENT
- EX. EXISTING
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- INV INVERT
- POC POINT OF CONNECTION
- PROP. PROPOSED
- S SLOPE
- SD STORM DRAIN
- SS SANITARY SEWER
- TG TOP OF GRATE
- UG UNDERGROUND
- W WATER





LEGEND:

- BW BACK OF WALK
- CF CURB FACE
- CL CENTERLINE
- ESMT EASEMENT
- EX. EXISTING
- (E) EXISTING
- FL FLOW LINE
- FF FINISH FLOOR
- FG FINISH GROUND
- FS FINISH SURFACE
- GB GRADE BREAK
- H HEIGHT
- INV INVERT
- MAX MAXIMUM
- MIN MINIMUM
- PL PROPERTY LINE
- PROP PROPOSED
- POC POINT OF CONNECTION
- R/W RIGHT OF WAY
- SDWK SIDEWALK
- TC TOP OF CURB
- TG TOP OF GLASS
- TW TOP OF WALL



ITEMS CORRESPONDING TO SCHEDULE "B":

BY: CHICAGO TITLE COMPANY  
700 S. FLOWER STREET, SUITE 800,  
LOS ANGELES, CA 90017  
PHONE: (213) 488-4300

COMMITMENT NO.:  
00013146-994-X49  
TITLE OFFICER: DAVE BALASSI  
DATED: SEPTEMBER 10, 2013

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- 3
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
- 4
- A PERPETUAL AIR OR FLIGHT EASEMENT RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721, OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE OVER THE ABOVE AIR SPACE AN IS NOT PLOTTED HEREON.
- 5
- EASEMENT(S) FOR WALKWAY AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 6
- AN EASEMENT FOR PUBLIC UTILITIES RECORDED MAY 27, 1970 AS BOOK 9300, PAGE 364 OF OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 7
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDED SEPTEMBER 28, 1970 AS BOOK 9415, PAGE 743, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 8
- AN EASEMENT FOR SEWER LINES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 10531, PAGE 472 OF OFFICIAL RECORDS, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. LIES WITHIN PARCEL B PER T.R.
- 9
- AN EASEMENT FOR WATER LINE, RECORDED JULY 17, 1974 AS BOOK 11197, PAGE 1923 OF OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. LIES WITHIN PARCEL B PER T.R.
- 10
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF SPECIAL LAND USE RESTRICTIONS, MORTGAGE LIEN AND OPTION TO REPURCHASE," RECORDED FEBRUARY 20, 1992 AS RECORDING NO. 92-099182, OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 13
- ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 14
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT, NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- A
- BUILDING LIES 5.0' OVER 15' STREET SIDE SETBACK.

ALTA/ACSM LAND TITLE SURVEY

150 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CALIFORNIA 92626

BENCHMARK INFORMATION:

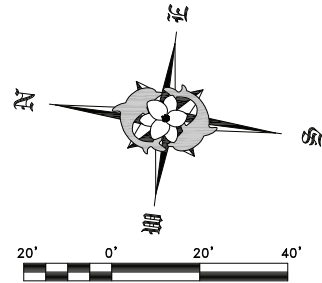
CALIFORNIA ZONE V FIPSZONE: 0406  
ADZONE: 3401 UTM ZONE: 11  
IMPERIAL, ORANGE, RIVERSIDE, SAN DIEGO

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
STANDARD	15
HANDICAP	0
TOTAL	15

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS
C1	9°13'19"	140.03	870.00
C2	85°55'53"	37.49	25.00
C3	30°00'00"	13.09	25.00
C4	90°00'00"	39.27	25.00
C5	4°04'07"	61.78	870.00
C6	24°36'21"	345.71	805.00
C7	29°05'55"	408.83	805.00



SCALE: 1" = 20'

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 29, PAGE 34, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER PARCEL A, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 76 PAGE 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, ANY OTHER MATERIAL RESOURCES AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREOF AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED FEBRUARY 20, 1992, AS INSTRUMENT NO. 92-099183, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED FEBRUARY 20, 1992, AS INSTRUMENT NO. 92-099183, OF OFFICIAL RECORDS.

APN: 442-231-12

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06059C0382J EFFECTIVE DATE 12/03/2009.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

NOTE:

- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
- THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SUMP, DUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO VISIBLE EVIDENCE OF WETLANDS ON SUBJECT PROPERTY.
- ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
- AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY; THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, ONLY.
- THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/- 0.1' OF THEIR ACTUAL LOCATIONS.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
- THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREE'S AND SHRUBS.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON, ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

SURVEYOR'S CERTIFICATE

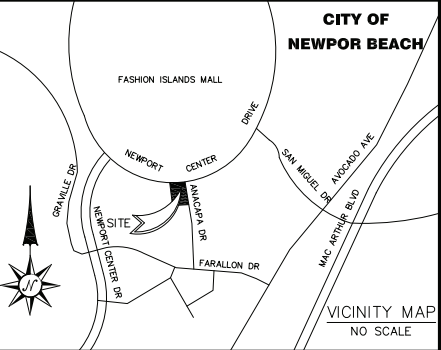
TO: NEWPORT CENTER ANACAPA ASSOCIATES, LLC, CALMWATER CAPITAL 3, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS AND CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, 19, 20(A) AND 21 (\$2,000,000) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/14/2013.

Jeffery L. Mays

JEFFERY L. MAYS  
EXP:12/31/14

L.S. NO. 6379



-THIS ALTA/ACSM LAND TITLE SURVEY IS FOR TITLE INSURANCE PURPOSES ONLY, NOT TO BE USED FOR CONSTRUCTION, DESIGN OR ENGINEERING FOR FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY. THIS ALTA/ACSM LAND TITLE SURVEY IS ALSO NOT TO BE USED FOR ASSESSING PROPERTY VALUE-PER TERMS AND CONDITIONS OF JRN CIVIL ENGINEERS CONTRACT WITH CLIENT(ACKNOWLEDGMENTS/REPRESENTATIONS SECTION).

-THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE.

SITE RESTRICTIONS:

SETBACKS:

- FRONT
- 15 FEET
- STREET SIDE
- 15 FEET
- REAR
- NONE
- HEIGHT
- N/A

ZONE - OR-REGIONAL COMMERCIAL

FLOOR AREA RATIO - N/A  
PARKING REQUIREMENT - 1 PER 200 SQ. FT. OF OFFICE OR LOUNGE AREA; PLUS QUEUE FOR 5 CARS PER WASHING STATION

THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDING(S); THEREFORE, THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN HEREON.

ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF NEWPORT BEACH (PLANNING DEPARTMENT). ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

PHONE NUMBER - (949)644-3309

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

LEGEND:

- A/C
- ASPHALTIC CONCRETE
- APN
- ASSESSOR'S PARCEL NUMBER
- B.F.
- BUILDING FOOTPRINT
- B.H.
- BUILDING HEIGHT
- BW
- BLOCK WALL
- CONC.
- CONCRETE
- CTR
- CABLE TV RISER
- D/W
- DRIVEWAY
- EP
- ELECTRIC PULLBOX
- EPB
- EDISON PULLBOX
- ET
- ELECTRIC TRANSFORMER
- EV
- EDISON VAULT
- EV
- FUEL LID AND MANHOLE
- FRONT
- FRONT SETBACK
- GP
- GAS PUMP
- L/A
- LANDSCAPE AREA
- MH
- MANHOLE
- MS
- MONUMENT SIGN
- N
- NORTH
- NG
- NATURAL GROUND
- NE
- NORTHEAST
- NW
- NORTHWEST
- OH
- BUILDING OVERHANG
- PA
- PLANTER AREA
- PB
- PULLBOX
- P.L.
- PROPERTY LINE
- S
- SOUTH
- SA
- STORAGE AREA
- SDMH
- STORM DRAIN MANHOLE
- SE
- SOUTHEAST
- SF
- SQUARE FEET
- SLPB
- STREET LIGHT PULLBOX
- SMH
- SEWER MANHOLE
- SP
- SIGNAL POLE
- SW
- SOUTHWEST
- TM
- TELEPHONE MANHOLE
- T.R.
- TITLE REPORT
- UC
- TRAFFIC SIGNAL PULLBOX
- UV
- UTILITY CABINET
- UV
- UTILITY VAULT
- V
- VENT
- W
- WEST
- WM
- WATER METER
- WM
- WATER VALVE
- W
- CENTER LINE
- X
- BACKFLOW DEVICE
- Y
- FOUND LEAD AND TACK
- Z
- FOUND WELL MONUMENT
- 1
- FIRE HYDRANT
- 2
- LIGHT SIGN
- 3
- STREET LIGHT
- 4
- STREET LIGHT WITH SIGNAL POLE

LAND AREA:

54,949 SQUARE FEET  
1.26 ACRES

REVISIONS  
1/2/2013: GENERAL

JRN CIVIL ENGINEERS

ALTA/ACSM LAND TITLE SURVEY

SCALE: 1" = 20'  
DATE: 11/19/2013

SHEET 1 OF 1

ADDRESS: 150 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CALIFORNIA 92626

DRAWN BY: BMC

FILE NO. 13247

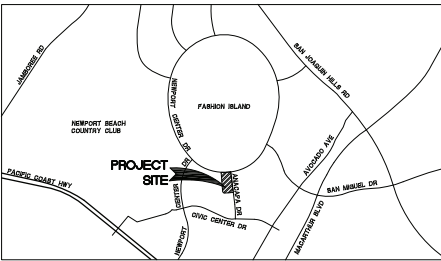
232 AVENIDA FABRICANTE, STE. 107  
SAN CLEMENTE, CALIFORNIA 92672  
(949) 248-4685 FAX (949) 248-4687

CLIENT: NEWPORT CENTER ANACAPA ASSOCIATES, LLC



VESTING TENTATIVE TRACT MAP NO. 17915

FOR CONDOMINIUM PURPOSES  
IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE  
STATE OF CALIFORNIA  
12/04/2020



VICINITY MAP  
NTS

SITE ADDRESS

150 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

AREA

GROSS AREA: 54,687 SF (1.26 AC)

GENERAL NOTES

- EXISTING USE: CAR WASH (TO BE DEMOLISHED)
- PROPOSED USE: 4 STORY RESIDENTIAL BUILDING WITH 2 LEVELS OF UNDERGROUND PARKING (28 RESIDENTIAL CONDOMINIUMS)
- NO NEW PUBLIC UTILITIES ARE PROPOSED. SITE TO UTILIZE EXISTING PUBLIC UTILITIES IN PLACE.
- SEWER DISPOSAL SERVICE TO BE PROVIDED BY CITY OF NEWPORT BEACH
- THERE IS NO PROPOSED PUBLIC AREA
- THERE IS PROPOSED OFFSITE PLANTING ALONG BOTH SIDES OF ANACAPA DRIVE
- SITE IS NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOW

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 29, PAGE 34, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER PARCEL A, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 76 PAGE 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED FEBRUARY 20, 1992, AS INSTRUMENT NO. 92-099183, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL, BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED FEBRUARY 20, 1992, AS INSTRUMENT NO. 92-099183, OF OFFICIAL RECORDS.

APN: 442-231-12

OWNER/SUBDIVIDER

NEWPORT CENTER ANACAPA ASSOCIATES, LLC  
2804 LAFAYETTE AVE.  
NEWPORT BEACH, CA 92660  
TEL: 949.723.5854

CONTACT: TOD RIDGEWAY

CIVIL ENGINEER

FUSCOE ENGINEERING  
16795 VON KARMAN AVE, SUITE 100  
IRVINE, CA 92606

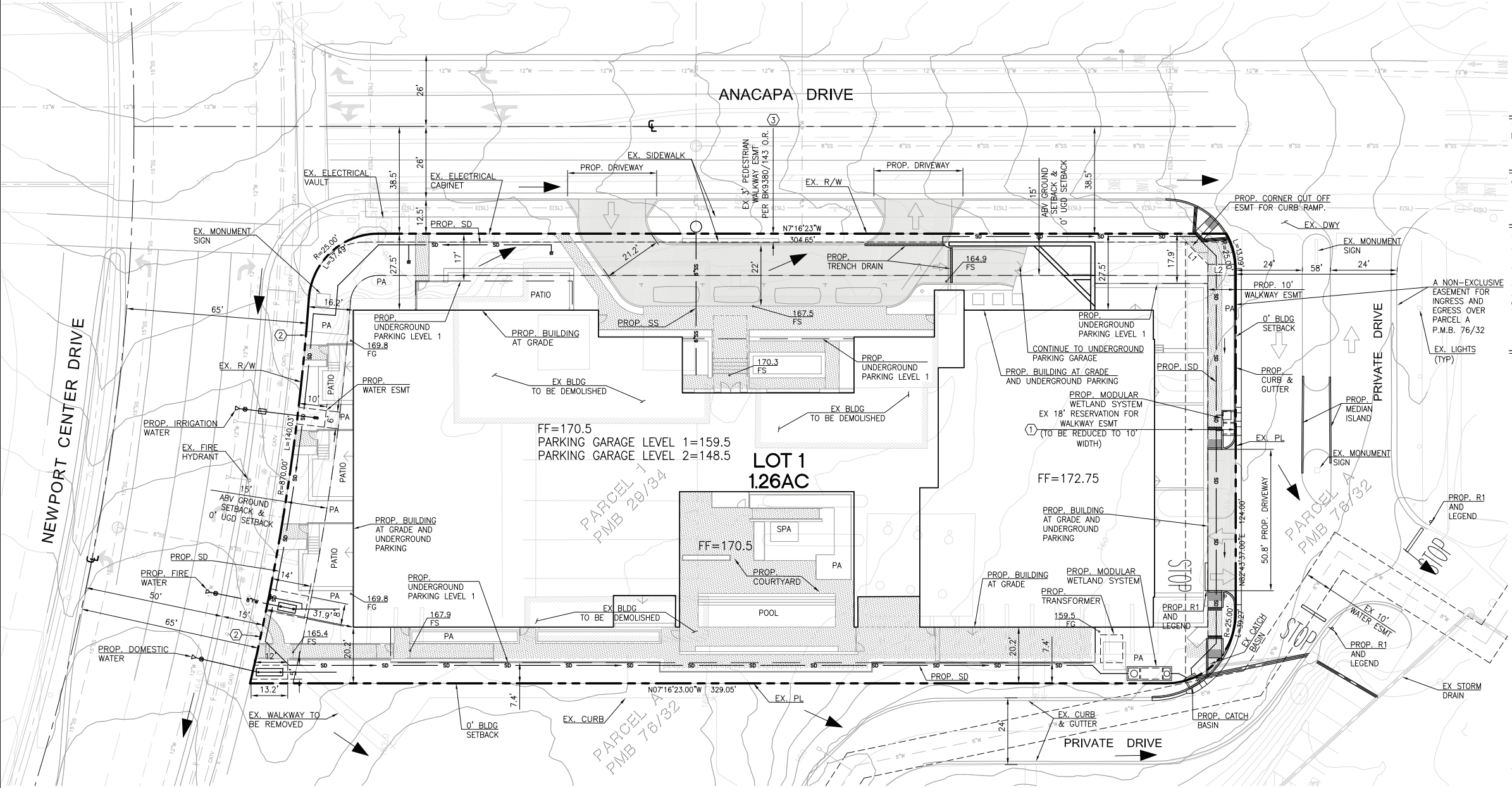
CONTACT: MARK NERO, P.E. CE 80066  
TEL: 949.474.1960  
FAX: 949.474.5315



12-04-2020

VESTING TENTATIVE  
TRACT MAP NO. 17915  
CITY OF NEWPORT BEACH

DATE:	12/03/2020
SCALE:	AS SHOWN
JOB NO.:	1317-001
DRAWN:	FEI
CHECKED:	KZ
SHEET	1 OF 1



BENCHMARK

BENCHMARK DESIGNATION: ORANGE COUNTY SURVEYOR BENCH MARK "3S-45-79" ADJ. ELEV. = 281.761'  
MONUMENT RECOVERY: FD. 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3S-45-99" SET IN THE TOP NORTHERLY CORNER OF A 4' BY 8' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE EASTERLY CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND SAN JOAQUIN HILLS ROAD, 70' SOUTHEASTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD AND 135' NORTHEASTERLY OF THE CENTERLINE OF SAN JOAQUIN HILLS ROAD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

BASIS OF BEARING

THE BEARING N07°16'23"W ALONG THE CENTERLINE OF ANACAPA DRIVE PER PM 29/34 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARING

FLOOD HAZARD STATEMENT

ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT MAP NO 06059C0382J  
EFFECTIVE DATE 12/03/2009.

EXISTING EASEMENTS

- A RESERVATION OF EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;  
  
PURPOSE: WALKWAY  
AFFECTS: A PORTION OF SAID LAND AS SHOWN ON SAID MAP.
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT,  
  
RECORDING DATE: SEPTEMBER 28, 1970  
RECORDING NO: BOOK 9415, PAGE 743, OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
- AN EASEMENT IN FAVOR OF THE CITY OF NEWPORT BEACH FOR PEDESTRIAN WALKWAY PURPOSES PER DOCUMENT 12043, RECORDED AUGUST 19, 1970, IN BOOK 9380, PAGES 143-147. OFFICIAL RECORDS.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N37°43'37"E	11.31'
L2	N07°16'23"W	9.95'

LEGEND

---	PROPERTY LINE & RIGHT OF WAY
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	CENTER LINE
→	DIRECTION OF FLOW
---	EXISTING CABLE TV LINE
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING SEWER LINE
---	EXISTING STORM LINE
---	EXISTING TELEPHONE LINE
---	EXISTING WATER LINE
---	PROPOSED CONCRETE HARDSCAPE
---	PROPOSED AC

ABBREVIATIONS

ABV	ABOVE
BLDG	BUILDING
CL	CENTERLINE
DWY	DRIVEWAY
ESMT	EASEMENT
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GROUND
FH	FIRE HYDRANT
FS	FINISH SURFACE
MWS	MODULAR WETLAND SYSTEM
PA	PLANTER AREA
PL	PROPERTY LINE
PROP	PROPOSED
UGD	UNDERGROUND
SD	STORM DRAIN
SS	SANITARY SEWER

NO.	DATE	REVISION	DESCRIPTION





## Planning Commission

### Study Session

May 6, 2021



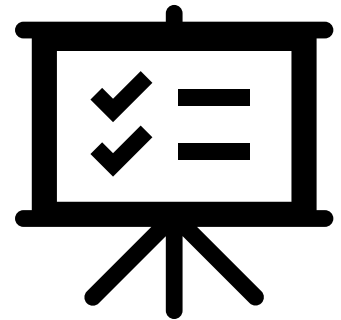
# Residences at Newport Center

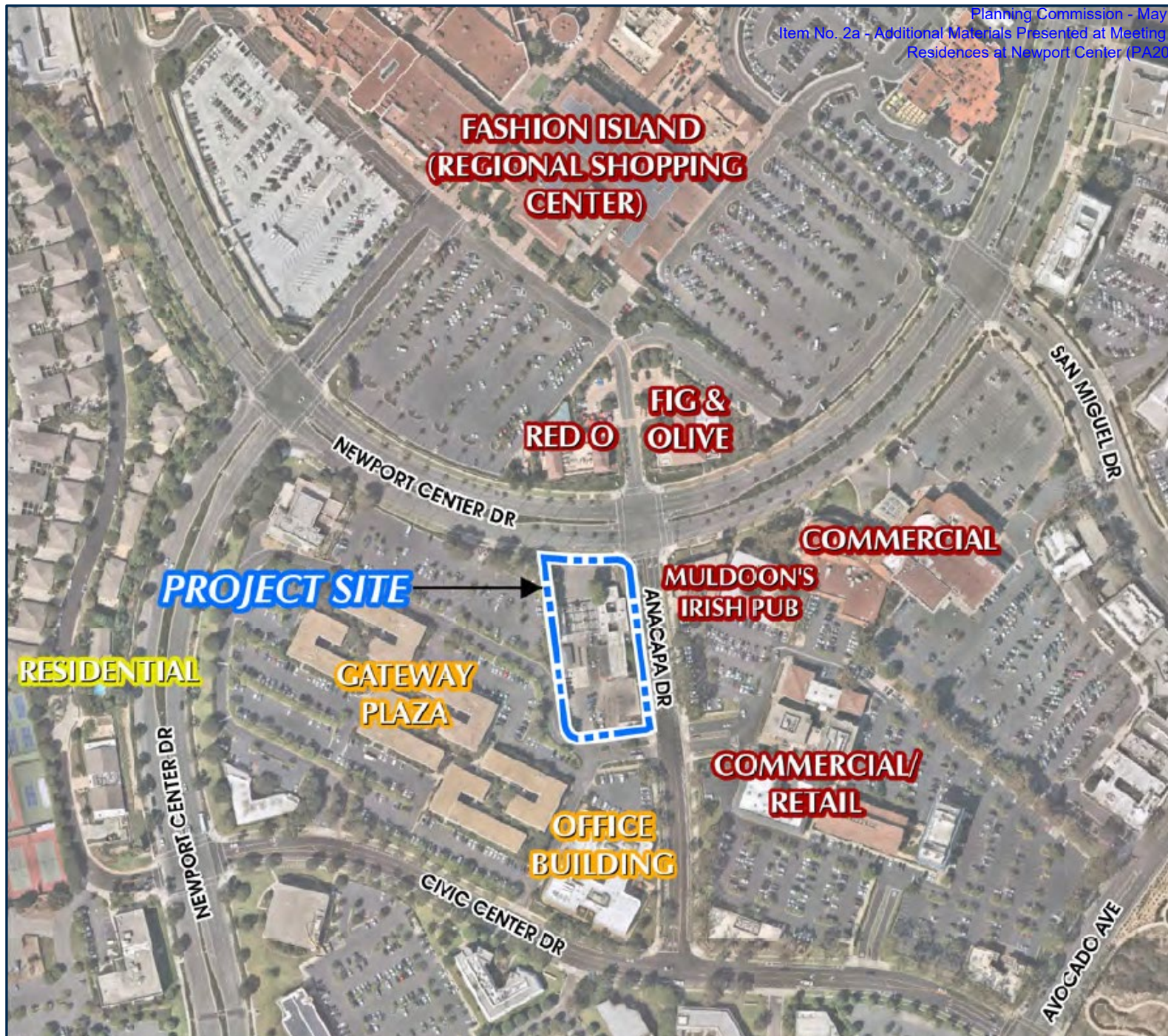
150 Newport Center Drive



# Overview

- Purpose
- Staff Presentation
- Applicant Presentation
- Comments
- Q&A













# Prior Project



# Proposed Project

## Proposed Project

- 28 condominium units (flats)
- 2 levels of subterranean parking
- 4 stories and 53 feet high
- Common/private open space
- 1,430 sf to 5,689 sf per flat







# Entitlements

- **General Plan Amendment**
  - CO-R to RM
  - GP Anomaly changes
- **Zoning Code Amendment**
  - OR to PC
- **Planned Community Development Plan**
  - “PC- Text”
  - Waiver of minimum acreage
  - Establish zoning regulations

## Entitlements (Continued)

- **Site Development Review**
- **Tract Map**
- **Development Agreement**
- **Environmental Impact Report**













Statistical Area L1				
	Increase in Allowed Floor Area (sq. ft.)	Increase in Allowed Dwelling Units	Increase in A.M. Peak Hour Trips	Increase in P.M. Peak Hour Trips
Proposed Project	0	28	3.3	2.3
80% of Prior Amendments Combined	16,800	72	21	42
1. NB Country Club 2. Vivante Senior Housing				
TOTALS	16,800	100	24.3	44.3
Section 423 Thresholds	>40,000	>100	>100	>100
Vote	No	No	No	No



## CEQA Review

- Draft Environmental Impact Report (DEIR)
  - 45- Day Public Review Period
  - **April 29<sup>th</sup> to June 14<sup>th</sup>**
- No Significant and Unavoidable Impacts Identified
- Mitigation Measures Identified for 4 Topics:
  - Biological Resources
  - Cultural Resources
  - Geology and Soils
  - Tribal Cultural Resources
- 4 Alternatives Evaluated

## Next Steps

1. Complete the Draft EIR Public Review Period
2. Draft Responses to Comments
3. Prepare Final EIR
4. Planning Commission Hearing
  - August 2021
5. City Council Hearing
  - September 2021





# For more information Contact

Liz Westmoreland

949-644-3234

[lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov)

[www.newportbeachca.gov](http://www.newportbeachca.gov)

## Applicant Presentation



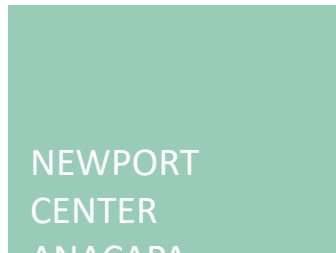




# RESIDENCES AT NEWPORT CENTER

Newport Beach Planning Commission  
Study Session  
Thursday, May 6<sup>th</sup>

# OUR TEAM



S T O U T E N B O R O U G H I N C





# OUR REQUEST

- General Plan Amendment
- Zone Code Amendment
- Planned Community Development Plan
- Major Site Development Review
- Tentative Tract Map
- Development Agreement

# COMMUNITY MEETINGS

**APRIL 13<sup>TH</sup>** SPON

**APRIL 27<sup>TH</sup>** Harbor View Hills Community Association

*Upcoming*

**MAY 19<sup>TH</sup>** Irvine Terrace Community Association



# PROJECT OVERVIEW

**RESIDENCES**  
AT NEWPORT CENTER



PROJECT LOCATION – 150 NEWPORT CENTER DRIVE



# PROJECT STATS

Total Lot Area 54,959 SF

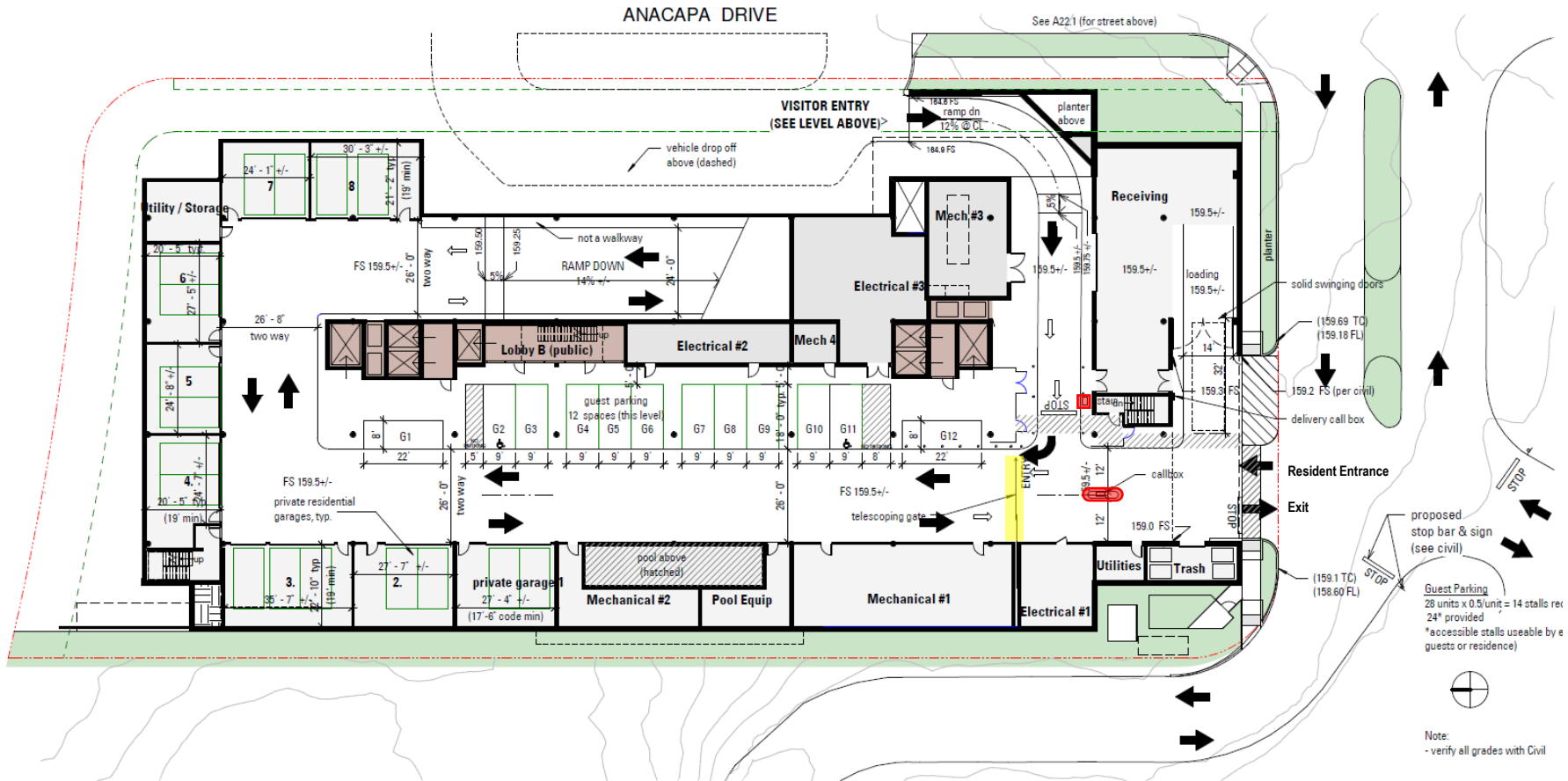
Approximately 1.26-AC

- 4 Stories of Residential
- 28 Luxury Condominiums
- 2 Levels of Underground Parking
  - 83 Total Parking Spaces
- 15,830 SF Open Space

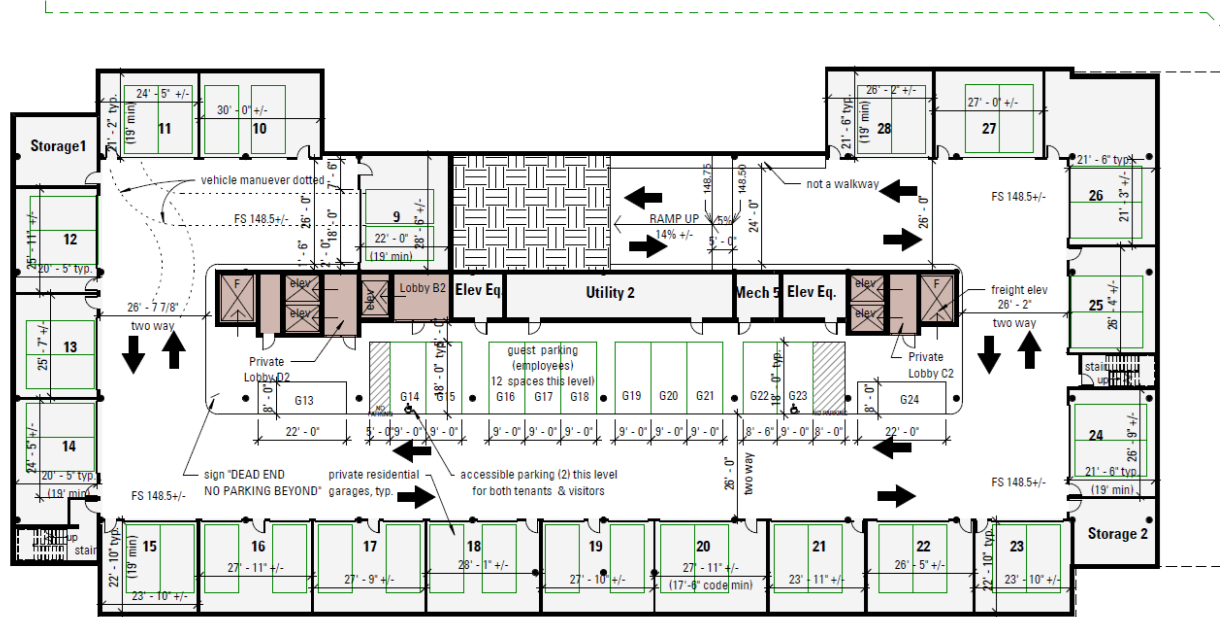


ILLUSTRATIVE SITE PLAN





# TRAFFIC CIRCULATION PARKING LEVEL 1



## TRAFFIC CIRCULATION PARKING LEVEL 2



# ARCHITECTURE

**RESIDENCES**  
AT NEWPORT CENTER



PERSPECTIVE FROM ANACAPA DRIVE





PERSPECTIVE FROM NEWPORT CENTER DRIVE

### STONE EXTERIOR CLADDING

PRIMARY



ACCENT



### ZINC COLOR

- MECH. SCREEN
- FACIAS
- STOREFRONT
- COLUMN WRAPS



### MAHOGANY COLOR

- EXTERIOR SOFFITS
- VENTS & LOUVERS

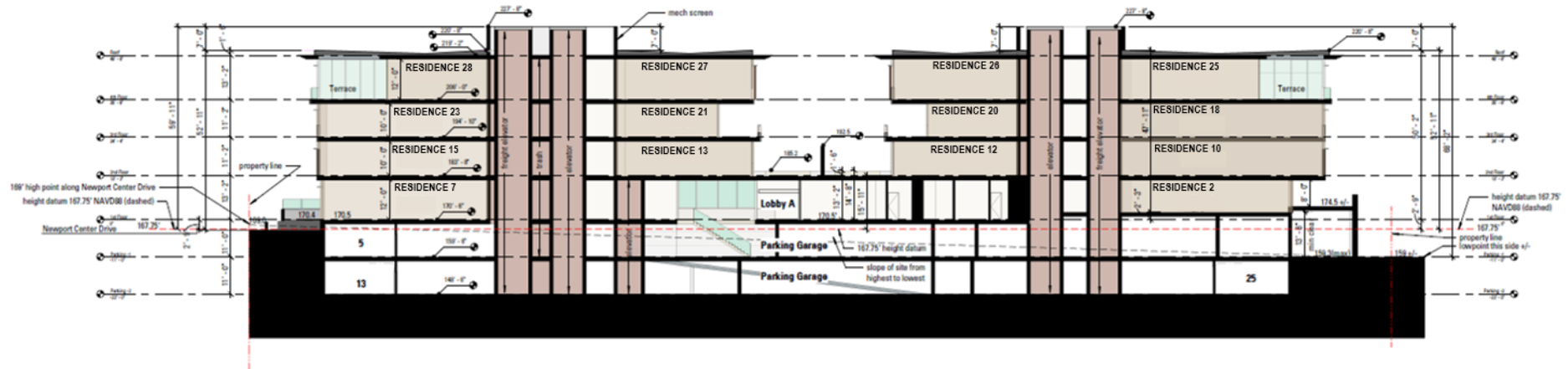


### BLUE/GREEN GLASS



## COLOR AND MATERIALS





Site Section 1  
 1/16" = 1'-0"

## SITE SECTION 1



ILLUSTRATIVE SITE PLAN



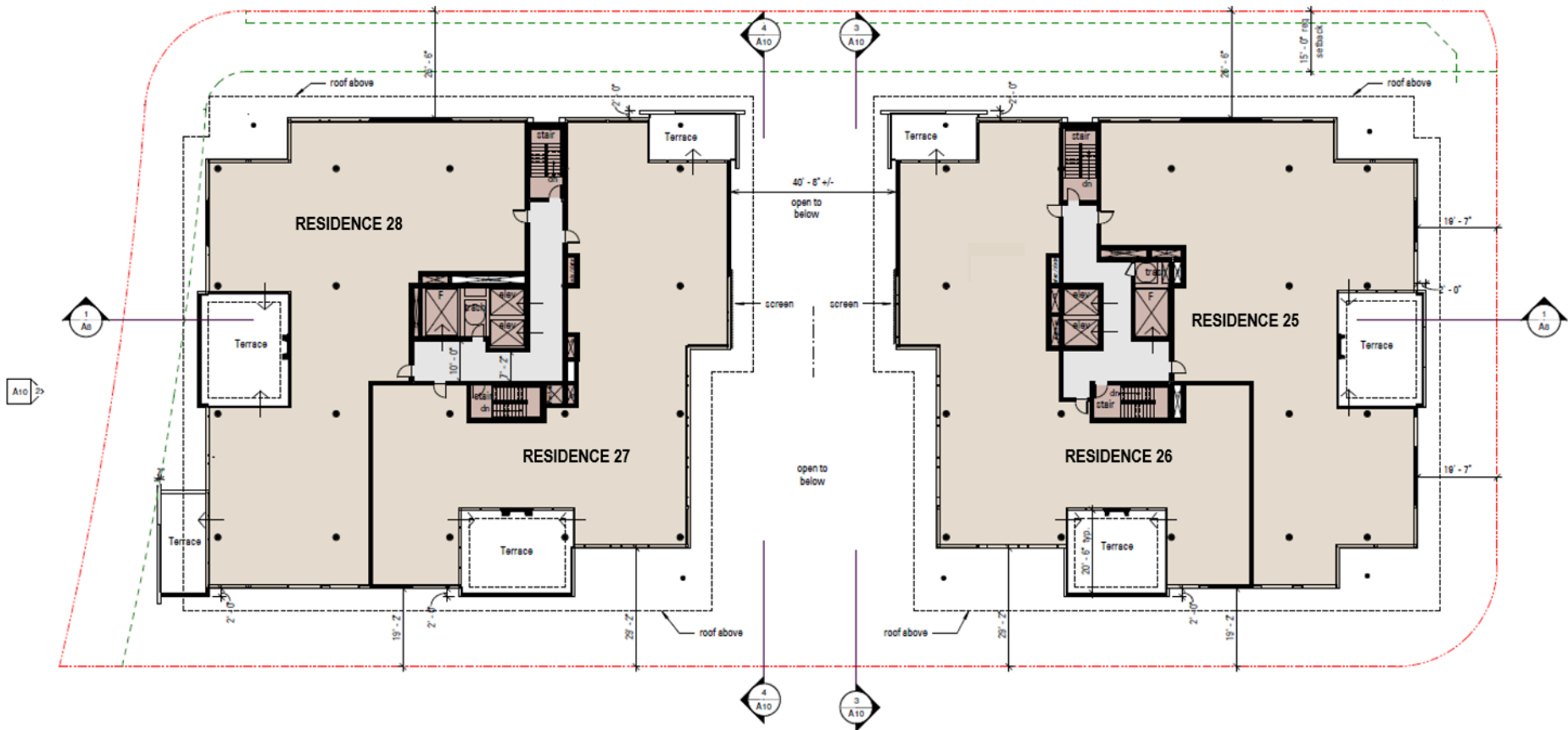


SITE PLAN – SECOND FLOOR



SITE PLAN – THIRD FLOOR





SITE PLAN – FOURTH FLOOR

# LANDSCAPE

**RESIDENCES**  
AT NEWPORT CENTER





ILLUSTRATIVE SITE PLAN



ENTRY VIEW L.4





POOL TERRACE VIEW L.6





POOL TERRACE VIEW L.7





POOL TERRACE VIEW L.8

# VIEW SIMULATIONS

**RESIDENCES**  
AT NEWPORT CENTER





SURROUNDING BUILDING HEIGHTS





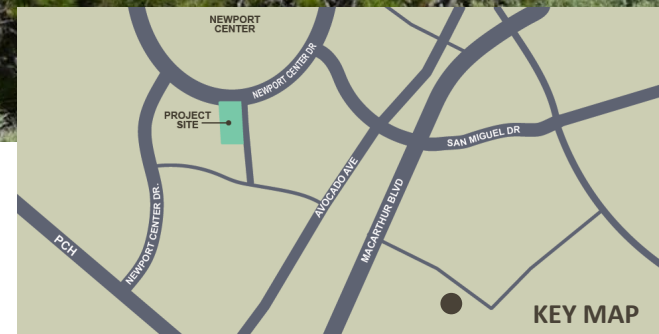
SURROUNDING BUILDING HEIGHTS





## EXISTING VIEW

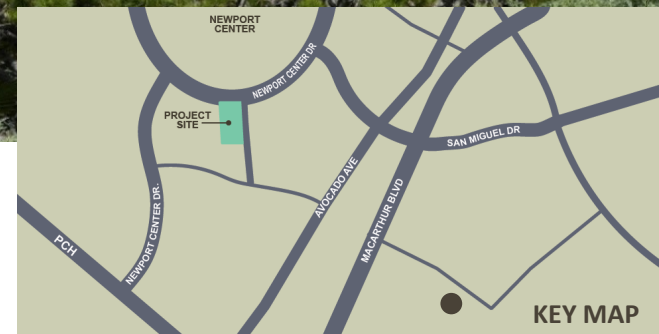
Harbor View Hills Community – Crown Dr. & Ebbtide Rd.  
(EIR – Existing View 1)





## PROPOSED VIEW

Harbor View Hills Community – Crown Dr. & Ebbtide Rd.  
(EIR – Proposed View 1)

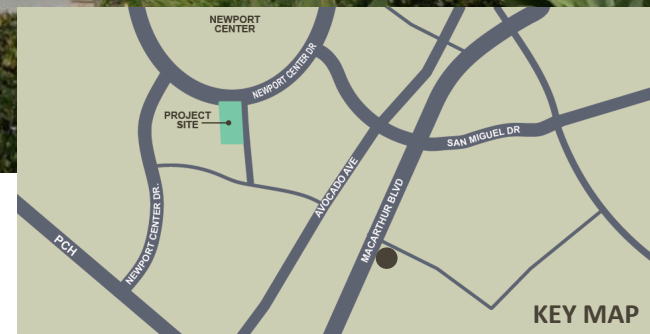






## EXISTING VIEW

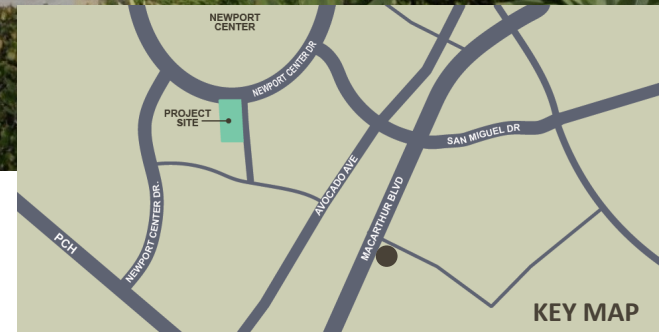
Harbor View Hills Community – Sea Ln. & Crown Dr.  
(EIR – Existing View 3)





## PROPOSED VIEW

Harbor View Hills Community – Sea Ln. & Crown Dr.  
(EIR – Proposed View 3)

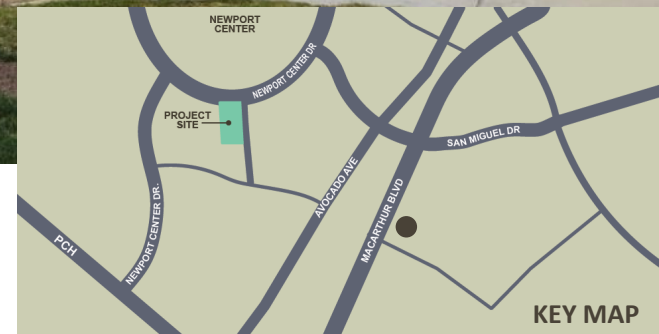






## EXISTING VIEW

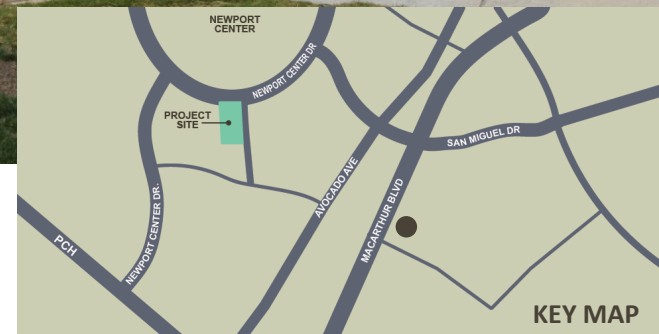
Harbor View Broadmoor Community – Windover Dr. & Surfline Wy  
(EIR – Existing View 2)





## PROPOSED VIEW

Harbor View Broadmoor Community – Windover Dr. & Surfline Wy  
(EIR – Proposed View 2)

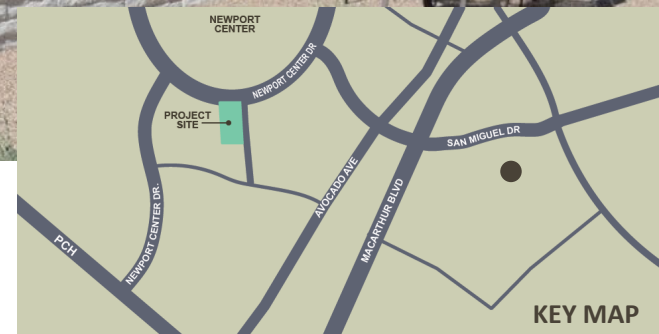






## EXISTING VIEW

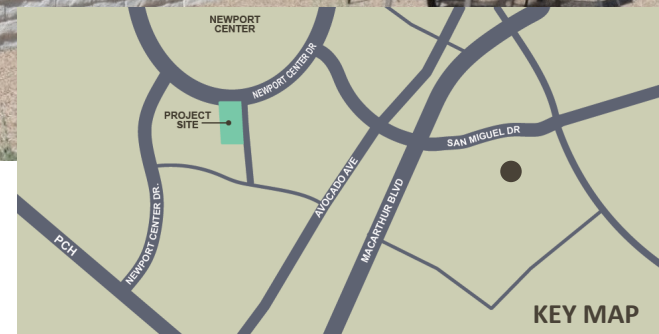
Broadmoor Hills Community – Saltair Dr. & Blue Water Dr.  
(EIR – Existing View 4)





## PROPOSED VIEW

Broadmoor Hills Community – Saltair Dr. & Blue Water Dr.  
(EIR – Proposed View 4)

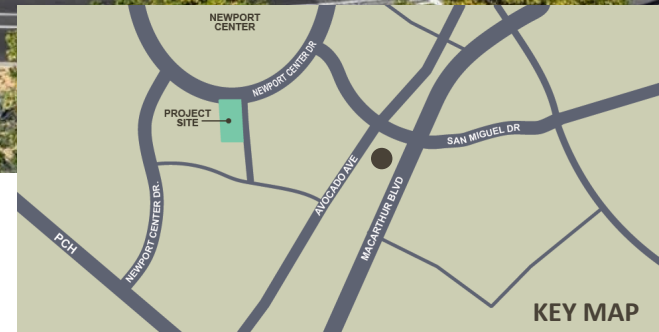






## EXISTING VIEW

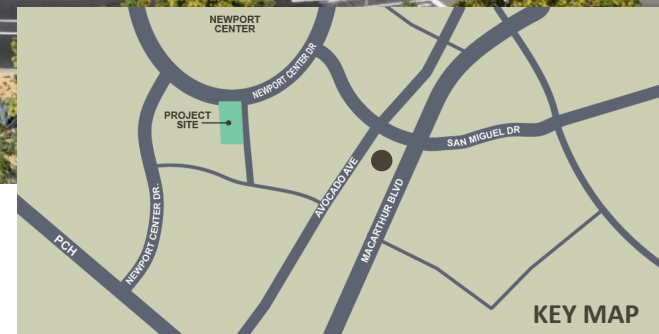
Civic Center Park Bridge at Avocado Ave & San Miguel Dr  
(EIR – Existing View 6)





## PROPOSED VIEW

Civic Center Park Bridge at Avocado Ave & San Miguel Dr.  
(EIR – Proposed View 6)

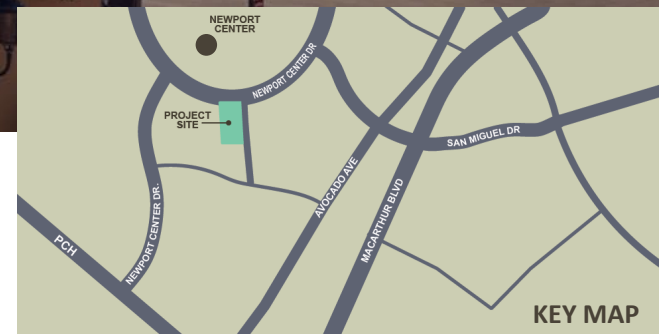






## EXISTING VIEW

Newport Center at Macy's Terrace  
(EIR – Existing View 5)

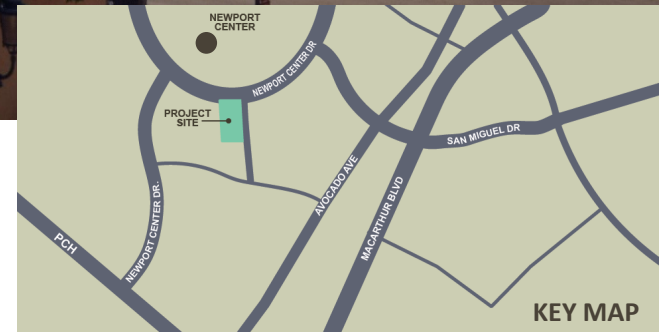






## PROPOSED VIEW

Newport Center at Macy's Terrace  
(EIR – Proposed View 5)

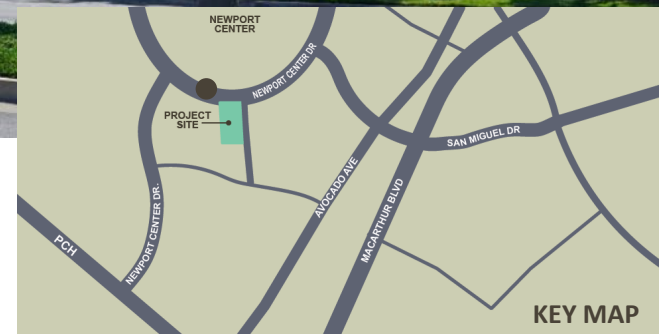






## EXISTING VIEW

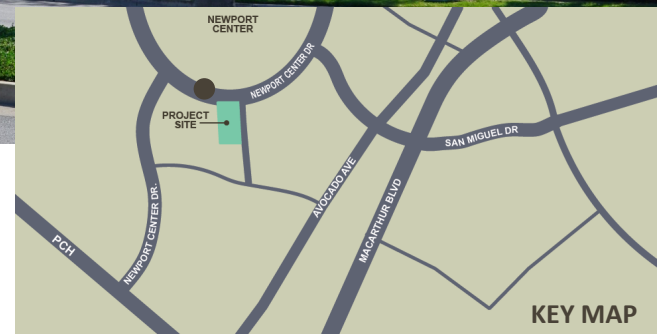
Newport Center Dr. at Red O Restaurant  
(EIR – Existing View 7)





## PROPOSED VIEW

Newport Center Dr. at Red O Restaurant  
(EIR – Proposed View 7)

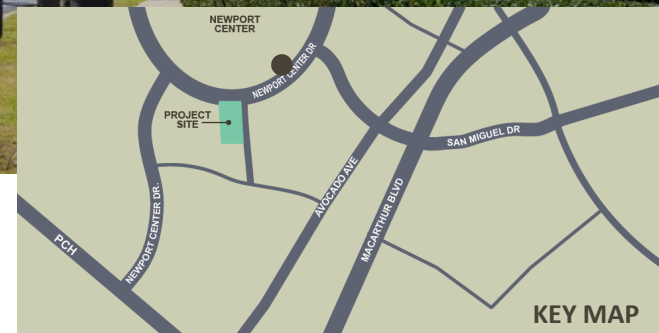






## EXISTING VIEW

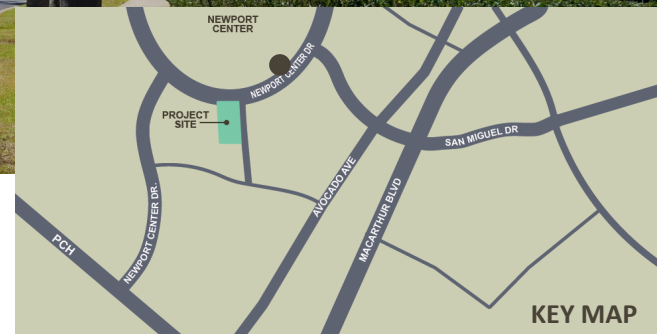
Newport Center Dr. behind Fig & Olive Restaurant  
(EIR – Existing View 8)





## PROPOSED VIEW

Newport Center Dr. behind Fig & Olive Restaurant  
(EIR – Proposed View 8)





# CONCLUSION

**RESIDENCES**  
AT NEWPORT CENTER

# COMMUNITY CONCERNS ADDRESSED

- Lowered Height from prior proposal
- Reduced Number of Units from prior proposal
- No View Impact from Existing Residential Communities



# PROJECT BENEFITS

- Traffic reduction of 75%
- Lowered Water Usage and less impact on wastewater
- Architectural consistency and enhancement
- Community Benefit Fee through the DA



**RESIDENCES**  
AT NEWPORT CENTER

THANK YOU