

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

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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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.

Submitted by:

Prepared by:

Liz Westmoreland, Associate Planner

Jim Campbell

Deputy Community Development Director

<u>ATTACHMENTS</u>

PC 1 Project plans

Attachment No. PC 1

Project Plans

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SYMBOLS BUILDING CODE BUILDING CODE EDITION 2019 CBC, CMC, CEC, CPC, CFC + (City of Newport Beach ammendments) Section numbe Occupancy Number of stories: S-2 Occupancy - enclosed parking structure (mechanically ventilated) 2 (below podium) Type of const / sprinklers: Type 1A / sprinklers complying with NFPA 13 per CFC Section 903.1.1 Detail number Sheet number 3 hours per(CBC table 601) Ext bearing walls/primary structure: 3 hours at podium (CBC 510.2, 510.4) Horizontal separation: Allowable height/area: unlimited/unlimited (CBC table 504.3 / table 506.2) Figure number RESIDENTIAL Accessory use Office/Gvm (B/A-3 occ.) Elevator building, Covered Multi-Family (public areas per CBC 11B, units per 11A) Interior elevation number Number of stories 4 stories, over podium (CBC 510.2) Type of const / sprinklers: complying with NFPA 13 per CFC 903.1.1 Sprinklers: Reference grid/column location 1 hour (per CBC table 601) None req. per 705.11 ex1 - since >10' to any PL Ext bearing walls Parapet Horizontal separation: between dwelling units = 1/2 hr min (per CBC 711.2.4.3 exception) between dwelling units = 1/2 hr min (per CBC 708.3 exception 2) Door symbol - see (1)Vertical separation: Door Schedule Allowable stories 4 stories (CBC table 504.4 (with area increase) = - Window type - see Window Schedule ok 4 proposed above podium (per CBC 510.2) Window number - see Window Schedule Allowable height 65' (per CBC table 504.3 (with area increase)= ok , 56'-2" above grade plane all structures on roof are penthouses complying with CBC 1510.2 Keynote symbol - see Keynotes 0 Openings between floors shall comply with CBC 712. Shafts shall be 2HR rated per CBC 713. Color/Material symbol - see p1 Preliminary building area analysis - see sheets A23.1 -A23.3 Color/Material List on schedule sheets Building Component symbol - See Building **PROJECT TEAM** Component List on schedule sheets Fixture or Appliance symbol - see OWNER LANDSCAPE Fixture or Appliance Schedule Newport Center Anacapa Associates MJS Design Group Plumbing fixture symbol - see 2817 Lafayette Newport Beach, CA 92663 $\langle A \rangle$ Plumbing Fixture Schedule Attn: Tod Ridgeway (949) 675-9964 Plumbing accessory symbol - see ARCHITECT (949) 675-9974 FAX Plumbing Accessory List Stearns Architecture Attn: Mark Schattinge 500 Broadway Laguna Beach CA 92651 CIVIL ENGINEER & WOMP (949) 376-7160 Fuscoe Engineering, Inc. Attn: Glenn Butler 16795 Von Karmen, Suite100 STRUCTURAL ENGINEER (949)474-1960 Nelson Structural Engineers

8915 Research Drive, suite 200

(949) 752-2070

Attn: Tom Neilson

PROJECT ADDRESS 150 Newport Center Drive Newport Beach , CA 92660
PROJECT DESCRIPTION A new four story 28-unit condominium building over a two level mechanically ventilated concrete parking garage.
PROJECT INFORMATION APN: 442 231 12
Zoning: Proposed PC text by owner
Existing: OR Office—Regional Additional Specific Development Limits, See Table LU2: Anomaly 35

NORTH

PROJECT SUMMARY

ENTIAL BUILDING

STORIES OF RESIDENTIAL

LEVELS OF UNDERGROUND PARKING

UILDING TYPE OF CONSTRUCTION

UILDING FOOTPRINT (FIRST FLOOR)

PLANNING DEPARTMENT GROSS AREA

DDITIONAL AREAS: PARKING BASEMENT UPPER AREA

56 STALLS

57 STALLS

GOVERNING AGENCY:

3RD FLOOR AREA

IDENTIAL (2 PER UNIT)

JEST (INCLUDING ACCESSIBLE)

NEWPORT CENTER DR.

RIVATE OPEN SPACE

MULTI-STORY PROJECT

SUMMARY & VICINITY MAP

Sheet Number	Sheet Name	Sheet Issue Date	Comments
A0	Cover Sheet	Mar 12, 2021	
A0.1	Perspective from Anacapa	Feb 15, 2021	
A0.2	Perspective from Newport Center	Feb 15, 2021	
A1	First Floor / Site Plan	March 2, 2021	
A2	Second Floor Plan	Dec 3,2020	
A3	3rd Floor Plan	Dec 3,2020	
A4	Fourth Floor	Dec 3,2020	
A5	Roof	Dec 3,2020	
A6	Parking -1	Mar 2,2021	
A7	Parking -2	Dec 3,2020	
A8	Section	Dec 3,2020	
A9	Elevations	Feb 15, 2021	
A10	Elevations	Feb 15, 2021	
A20.1	Open Space Areas	Feb 15, 2021	
A20.2	Open Space Areas	Feb 15, 2021	
A21.1	Gross Area Plans	Dec 3,2020	
A21.2	Gross Area Plans	Dec 3,2020	
A21.3	Gross Area Plan	Dec 3,2020	
A22.1	Traffic Circulation 1st Floor	Mar 2,2020	
A22.2	Traffic Circulation Parking Levels	Mar 2, 2021	
A23.1	Building Code Diagrams	Dec 3,2020	Building Dept. only
A23.2	Building Code Diagrams	Dec 3,2020	Building Dept. only
A23.3	Building Code Diagrams	Dec 3,2020	Building Dept. only
A24.1	Egress Load	Dec 3,2020	Building Dept. only
A24.2	Egress Load	Dec 3,2020	Building Dept. only
A25	Buildable Area	Dec 3,2020	

Sheet Number	Sheet Name	Sheet Issue Date	Comme
Landscape			
L.1	Coneptual Landscape Plan	2 / 19 /2021	
L.2	Lifestyle Imagery	9/18/2020	
L3	Motor Court Enlargement	2 / 20 /2021	
L.4	Entry View	9/18/2020	
L.5	Pool Terrace Enlargement	9/18/2020	
L.6	Pool Terrace	9/18/2020	
L.7	Pool Terrace	9/18/2020	
L.8	Pool Terrace	9/18/2020	
L.9	Tree Plan, Notes & Plant Palette	2 / 19 /2021	
L.10	Irrigation Hydrozones	2 / 19 /2021	
		•	
Clivil			
C1.0	Conceptual Grading Plan	3 / 12 /2021	
C2.0	Conceptual Utility Plan	3 / 12 /2021	
C3.0	Sections	3 / 12 /2021	

SHEET INDEX

11/19/2013



Residences at **Newport Center**

150 Newport Center Drive Newport Beach, CA

Newport Center Anacapa Associates

GENERAL NOTES FIRE NOTES PLANNING

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED FOR ANY OTHER LOCATION THAN THAT SHOWN HEREON.

2. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT/ENGINEER WHOSE SIGNATURE APPEARS HEREON.

DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. DO NOT SCALE THE DRAWINGS.

4. NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.

5. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWING.

6. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PROTOT TO THE INSTALLATION OF ANY WORK. THE ARCHITECT'S DRAWINGS SHALL GOVERN OVER STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS.

ALL WORK CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING 7. ALL WORN, COURT INCUSION THE BUILDING CODE AND WITH A LL PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS, AND ORDINANCES GOVERNING THE PLACE OF THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS TO BRING THE ATTENTION OF THE ARCHITECT AND THE OWNER, ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS. THE APPLICABLE CODES SHALL INCLUDE.

TITLE 24 AND 2019 CBC, CMC, CPC AND CEC

8. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS

9. EXTERIOR STUD WALLS ARE DIMENSIONED TO THE FACE OF SHEATHING AND SLAB EDGE. INTERIOR STUD WALLS ARE DIMENSIONED TO THE FACE OF OR FACE OF STUD OR CENTERLINE WHERE NOTED. AT REMODELS, EXIST. WALLS ARE DIMENSIONED FROM FACE OF FINISH.

10. DOORS, WINDOWS AND OTHER OPENINGS THAT ARE NOT DIMENSIONED AND ARE ADJACENT TO PERPENDICULAR WALLS SHALL BE "JAMB TIGHT" TO THE WALL.

11. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CONSTRUCTION SAFETY ORDER ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY.

12. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN A 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR DURING AND AFTER CONSTRUCTION, PER UNIFORM FIRE CODE AND N.F.P.A. 10.

13. ALL EXCAVATION OR CONSTRUCTION OF TRENCHES WHICH ARE FIVE FEET OF DEEPER AND INTO WHICH A PERSON IS REQUIRED TO DESCENT SHALL BE DONE BY A CAL OSHA UCENSED CONTRACTOR.
OBTAIN NECESSARY PERMIT FROM THE STATE OF
CALIFORNIA, DIVISION IN INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING
PERMIT (HSC 17922.5 EFFECTIVE 3-6-76)

14. THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING STRUCTURE. SCAFFOLDING OF FRAMEWORK MORE THAN THREE STORIES OR 36 IN HEIGHT REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT (HSC 1702.2 SEPFECTIVE 3-6-76.)

15. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH SECTION 3800 OF THE CALIFORNIA LABOR CODE.

16. COMPLY WITH ALL PROVISIONS OF HANDICAPPED ACCESSIBILITY/ ADAPTABILITY REQUIREMENTS OF A.D.A.

17. OBTAIN SEPARATE PERMIT FOR SITE UTILITIES.

18. NO CONSTRUCTION FOR DEFERRED ITEMS SHALL BE COMMENCED UNTIL APPROVED AND PERMITTED BY THE BUILDING OFFICIAL.

19. BUILDING AREAS SHOWN ON THE DRAWINGS ARE INTENDED TO DOCUMENT THE AREAS OF THE BUILDING AS DESIGNED BUT MAY BE CALCULATED BY DIFFERENT METHODS AS REQUIRED BY APPROVING AGENCIES OR REQUESTED BY CLIENTS. IN ADDITION, THE ACTUAL BUILDING AREA AS CONSTRUCTED MAY DIFFER. THESE AREAS SHOULD THEREFORE NOT BE RELIED UPON FOR OTHER PURPOSES SUCH AS LEASHING.

20. PROTECT DISSIMILAR METALS, WHERE THEY MAY BE EXPOSED TO MOISTURE , FROM GALVANIC ACTION

1. A 2A 10BC FIRE EXTINGUISHER WILL BE REQUIRED FOR THE R-2 OCCUPANCY. THE EXTINGUISHER MUST BE LOCATED SO THAT IT IS NOT MORE THAN J'S FEET TRAVEL DISTANCE TO BEACH AN EXTINGUISHER FROM THE FRONT DOOR OF EACH UNIT. CALIFORNIA FIRE CODE (CBC)

ACOUSTICAL ENGINEER

CONTRACTOR

SL Residential

17962 Cowan

Irvine, CA 92614

(949) 863-9106

SOILS ENGINEER

MECHANICAL, ELECTRICAL, PLUMBING

2. THE PARKING GARAGE IS CLASSIFIED AS AN ORDINARY HAZARD OCCUPANCY, WHICH REQUIRES A 2A20BC FIRE EXTINGUISHER. THIS FIRE EXTINGUISHER WILL COVER 1500 SQUARE FEET OF FLOOR AREA AND THE EXTINGUISHER MUST BE LOCATED SO THAT IT IS NOT MORE THAN 50 FEET TRAVEL DISTANCE TO REACH AN EXTINGUISHER FROM THE GARAGE

3. A KNOX BOX WILL BE REQUIRED. THE KNOX BOX SHALL BE LOCATED AS ER THE FIRE INSPECTOR'S INSTRUCTION AND CONTAIN THE FOLLOWING KEYS: CEC SECTION 506

A. KEYS TO LOCKED POINTS OF INGRESS WHETHER ON THE INTERIOR OR XTERIOR OF THE BUILDING. B. KEYS TO LOCKED MECHANICAL EQUIPMENT ROOMS.

C. KEYS TO LOCKED ELECTRICAL ROOMS. D. KEYS TO ELEVATOR CONTROLS.

E. KEYS TO OTHER AREAS AS DIRECTED BY THE FIRE CODE OFFICIAL.

4. ALL MULTI-UNIT RESIDENTIAL AND COMMERCIAL BUILDINGS SHALL HAVE 4. ALL MULT-OWN TRESIDENTIAL AND COMMERCIAL BUILDINGS SHALL HAVE WINDERS OR ADDRESSES PLACED ABOVE OR IMMEDIATELY ADJACENT TO ALL DOORS THAT ALLOW FIRE DEPARTMENT ACCESS. IN NO CASE SHALL THE NUMBERS BE LESS THAN FOUR INCHES IN HEIGHT WITH A ONE-HALF-INCH STROKE. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE EITHER INTERNALLY OR DETERNALLY COMMERCIAL BUILDINGS SHALL HAVE NUMBERS OR ADDRESSES PLACED AGRIVE OR BUILDINGS SHALL HAVE NUMBERS OR ADDRESSES PLACED AGRIVE OR BUILDINGS SHALL HAVE NUMBERS OR ADDRESSES PLACED AGRIVE OR BUILDINGS SHALL HAVE NUMBERS OR ADDRESSES PLACED AGRIVE OR BUILDINGS SHALL HAVE NUMBERS OR ADDRESSES PLACED AGRIVE OR BUILDINGS SHALL HAVE NUMBERS OR ADDRESSES PLACED AGRIVE OR BUILDINGS SHALL HAVE NUMBERS OR ADDRESSES PLACED AGRIVE OR BUILDINGS SHALL HAVE NUMBERS OR ADDRESSES PLACED AGRIVE OR BUILDINGS SHALL HAVE NUMBERS OR ADDRESSES PLACED

ABOVE OR IMMEDIATELY ADJACENT TO ALL DOORS THAT ALLOW FIRE DEPARTMENT ACCESS. AMENDMENT TO CALIFORNIA FIRE CODE SECTION 505.1.1.

5. STANDBY POWER SHALL BE PROVIDED FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEMS. THE STANDBY POWER SUPPLY SHALL BE CAPABLE OF OPERATING THE EMERGENCY RESPONDER RADIO COVERAGE SYSTEM FOR A DURATION OF NOT LESS THAN 24 HOURS CFC SECTION 510.42.3

6. STAIRWELL SIGNAGE SHALL MEET NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARDS D.01.

7. THE FOLLOWING ITEMS WILL BE REQUIRED AND WILL NECESSITATE A SEPARATE PLAN SUBMITTAL AND PERMIT, MFPA 13 FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, STANDPIPE SYSTEM, UNDERGROUND FIRE LINE AND 800 MHZ.

8. SMOKE ALARMS WILL BE REQUIRED FOR THE INDIVIDUAL DWELLING UNITS

9. AREAS WITH AN "A" OCCUPANCY WILL BE REQUIRED TO MEET ALL REQUIREMENTS FOR AN ASSEMBLY TYPE OCCUPANCY REFERENCED IN CEC SECTION 1029.

10. FLECTRIC VEHICLE CHARGING STATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRIC AL CODE AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE. ELECTRIC VEHICLE CHARGING SYSTEM FOUIPMENT SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UI 2202 FLECTRIC VEHICLE SUPPLY FOUIPMENT SHALL RELISTED AND LARFLED IN ACCORDANCE WITH UI 2594, CBC SECTION

11. FIRE LANE IDENTIFICATION MUST BE PROVIDED AS PER NEWPORT BEACH FIRE DEPARTMENT GUIDELINE C.02.

14. AS PER CALIFORNIA FIRE CODE SECTION 507.5.1, A FIRE HYDRANT WILL BE REQUIRED WITHIN 400 FEET OF ALL PORTIONS OF EVERY STRUCTURE. IN ADDITION, THE NUMBER OF FIRE HYDRANTS WILL ALSO BE DETERMINED BY THE REQUIRED FOR THE FIRE HYDRANTS WILL ALSO BE DETERMINED BY THE REQUIRED FOR THE FIRE HYDRANTS. REQUIRED FIRE FLOW FOR EACH STRUCTURE

15. A FIRE FLOW IS REQUIRED AND MUST BE DETERMINED AS PER NEWPOR BEACH FIRE GUIDELINE B.O1.THE GUIDELINES ARE AVAILABLE ON THE CITY OF NEWPORT BEACH WEB SITE UNDER THE FIRE DEPARTMENT WEB PAGE. CFC SECTION 507.5.1 & CFC SECTION 507.3

16. EFFECTIVE EMERGENCY RESPONDER BADIO COVERAGE (800 MHZ) WILL BE REQUIRED AND SHALL COMPLY WITH CALIFORNIA FIRE CODE SECTION 510 AND NEWPORT BEACH AMENDMENT TO CFC SECTION 510.1

17. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE HORIZONTAL OPEN POSITION, SHALL BE PROVIDED WITH A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80 INCHES BY 54 INCHES AND A MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51 INCHES WITH A 42-INCH SLIDE DOOR. CALIFORNIA BUILDING CODE (CBC) SECTION 3002.4.3A.

18. EMERGENCY POWER OUTLETS ARE REQUIRED AS PER NEWPORT BEACH FIRE 16. EMERGENCI FOURTH OUTELT STARE RECORDED AS PERFECTION DE CENTRICA DE L'EXPERTITION DE L'

:NCLOSURE. 3. ON EVERY LEVEL IN EVERY STAIRWELL

BEACH FIRE GUIDELINE F.02, F.03, F.04, AND F.05.

C. IN EACH ELEVATOR LOBBY. D. IN PUBLIC ASSEMBLY AREAS LARGER THAN 1,500 SQUARE FEET.

E. IN EVERY FIRE CONTROL ROOM. F. IN SUCH AREAS AS MAY BE DESIGNATED BY THE FIRE CODE OFFICIAL. 19. FIRE SPRINKLERS ARE REQUIRED AND MUST BE DESIGNED AS PER NEWPORT

20. FIRE ALARM SYSTEM IS REQUIRED AND MUST BE DESIGNED AS PER

21. A REMOTE FILL FOR THE DIESEL GENERATOR (TO REFLIEL THE GENERATOR) 21. A REMOTE FILL FUR IT HE DIESEL GENERAL ON IT OF INTELLE THE SERVERAL THE SERVERAL THE SERVERAL THE SERVERAL THE SERVERAL THE SERVER AND VAPOR RECOVERY CONNECTION TO TANKS CONTAINING CLASS I, II OR III.A LIQUIDS SHALL BE LOCATED OUTSIDE OF BUILDINGS IN ACCORDANCE WITH SECTION 5704.2.75.6 AT A LOCATION FREE FROM SOURCES OF IGNITION AND NOT LESS THAN 5 FEET AWAY FROM BUILDING OPENINGS OR LOT LINE OF PROPERTY THAT CAN BE BUILT UPON. SUCH OPENINGS SHALL BE PROPERLY IDENTIFIED AND PROVIDED WITH A LIQUID -TIGHT CAP THAT SHALL BE CLOSED WHEN NOT IN USE. FILLING AND EMPTYING CONNECTIONS TO INDOOR TANKS CONTAINING CLASS LIB LIQUIDS AND CONNECTED TO FLIFT-BURNING FOUIPMENT SHALL BE LOCATED AT A FINISHED GROUND LEVEL LOCATION EQUITMENT SMALE DUCATED AT A TRINSHED GROUND LEVEL LUCATION OUTSIDE OF BUILDINGS. SUCH OPENINGS SHALL BE PROVIDED WITH A LIQUID-TIGHT CAP THAT SHALL BE CLOSED WHEN NOT IN USE A SIGN IN ACCORDANCE WITH SECTION BOORS STHAT DISPLAYS THE FOLLOWING WARNING SHALL BE PERMANENTLY ATTACHED AT THE FILLING LOCATION: TRANSFERRING FUEL OTHER THAN CLASS IIIB COMBUYSTIBLE LIQUID TO THIS TANK CONNECTION IS A VIOLATION OF THE FIRE CODE AND IS STRICTLY

22. AREAS OF REFUGE SHALL BE PROVIDED WITH A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.2.

(See plans A21.1, A21.2, A21.3) for area exhibits

ALTA ALTA/ACSM Land Title Survey

					9/2/2020
RESIDENTIAL AREA		PLANNING AREAS	(gross sf*)		
Unit# Lev	el Area (gross sf*)	first floor residential	15,903		
1	1 2,271	first floor circulation / misc	5585		
2	1 1,430	offices	602		
3	1 2,043	storage	441		
4	1 1,478	entry	489		
5	1 2,121	lounge	1100		
6	1 2,228	concierge	691		
7	1 1,647	condo meeting & kitchen	999		
8	1 2,685	fitness	1196		
9	2 2,832	first floor total		27,006	
10	2 3,789				
11	2 2,963	second floor residential	24,284		
12	2 2,493	second floor circulation / misc	2267		
13	2 2,521	second floor total		26,551	
14	2 2,954				
15	2 3,766				
16	2 2,966				
17	3 2,649	third floor residential	23,239		
18	3 3,646	third floor circulation / misc	2325		
19	3 2,866	third floor total		25,564	
20	3 2,316				
21	3 2,344				
22	3 2,955	fourth floor residential	21,810		
23	3 3,667	fourth floor circulation / misc	2227		
24	3 2,796	fourth floor total		24,037	
25	4 5,636				
26	4 5,223				
27	4 5,262	TOTAL GROSS PLANNI	NG AREAS	103,158	
28	4 5,689				
Total Residential Units	85,236	Additional Areas			
n, Lobbies, Fitness, etc	17,922	Parking -1	37,674		
tal Gross planning area	103,158	Parking -2	33,782		
NOTE	* All areas are sh	nown as gross numbers (including ex nits are sold as interior airspace and	terior walls 8	finishes).	

= 2 PER RESIDENTIAL UNIT X 28 UNITS = 56 STALLS MIN REQ. =57 STALLS > 56 REQ. _OK =1/2 PER UNIT X 28 UNITS = 14 STALLS MIN REQ = 28 > 14 MIN _OK (SEE ALSO ADDITIONAL GUEST PARKING INFO BELOW)

TOTAL PARKING PROVIDED = 57+28 SPACES = 85 STALLS

=4 PROPOSED / 4 REQUIRED (1 VAN REQUIRED) =1 SPACE PROPOSED, 13"-6" CLEAR HEIGHT X 55" LONG (FOR DELIVERIES & MOVE-IN/OUT)

GUEST PARKING

LEVEL -2 = 12 GUEST STALLS (employee / maintenence parking)

TOTAL = 24* GUEST STALLS (includes 4 accessible spaces) * accessible stalls provided can be used by either quests or residents.

LEVEL 1 = 4 = 3 DROP-0FF / VALET + 1 LOADING/DELIVERY SPACE (NOT COUNTED IN TOTAL) LEVEL -1 = 12 GUEST STALLS

OPEN SPACE

5% OF UNIT'S GROSS AREA, WITH A MIN OF 6' DIMENSION
ALL EXCEED 5% (SEE SHEET A20.1 & A20.2 FOR PLANS, DIMESIONS, AND TABULATIONS)
755FUNIT. X 26 UNITS=2,100 SF MIN, WITH A MIN DIMENSION OF 15'
3,600 SF PROPOSED > 2,100 SF MIN....OK (SEE SHEET A20.1 FOR PLAN AND DIMENSIONS)

Cover Sheet

Sheet Index Vicinity Map Project Sum.

> CURRENT SHEET Mar 12, 2021 Clouded Revision

Number Date Description

Attachment No. PC 1 - Project Plans PA2020-020





Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Newport Center Anacapa Associates LLC.

Perspective from Anacapa

CURRENT SHEET Feb 15, 2021

Attachment No. PC 1 - Project Plans PA2020-020





Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

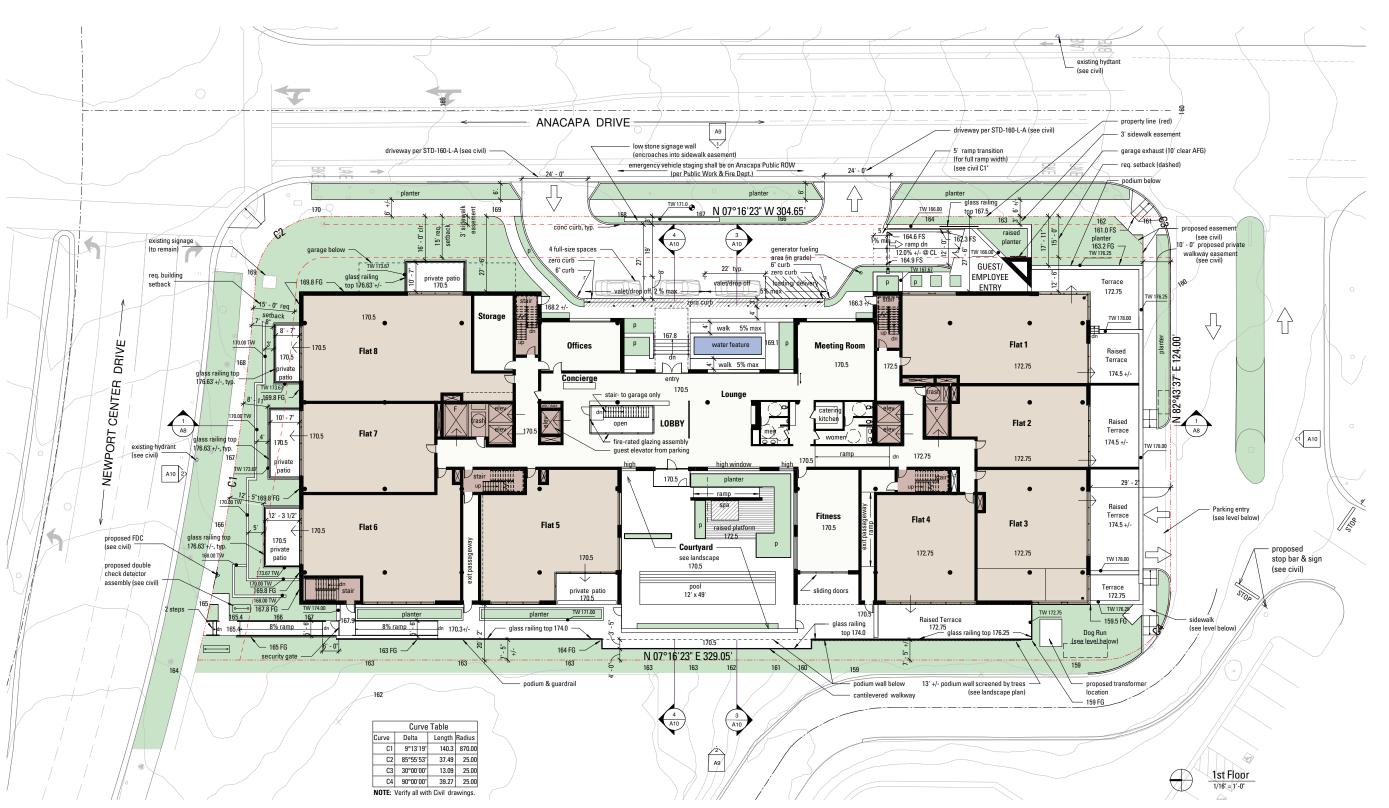
Newport Center Anacapa Associates LLC.

Perspective from Newport Center

CURRENT SHEET Feb 15, 2021

A0.2 11





Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates LLC.

First Floor / Site Plan

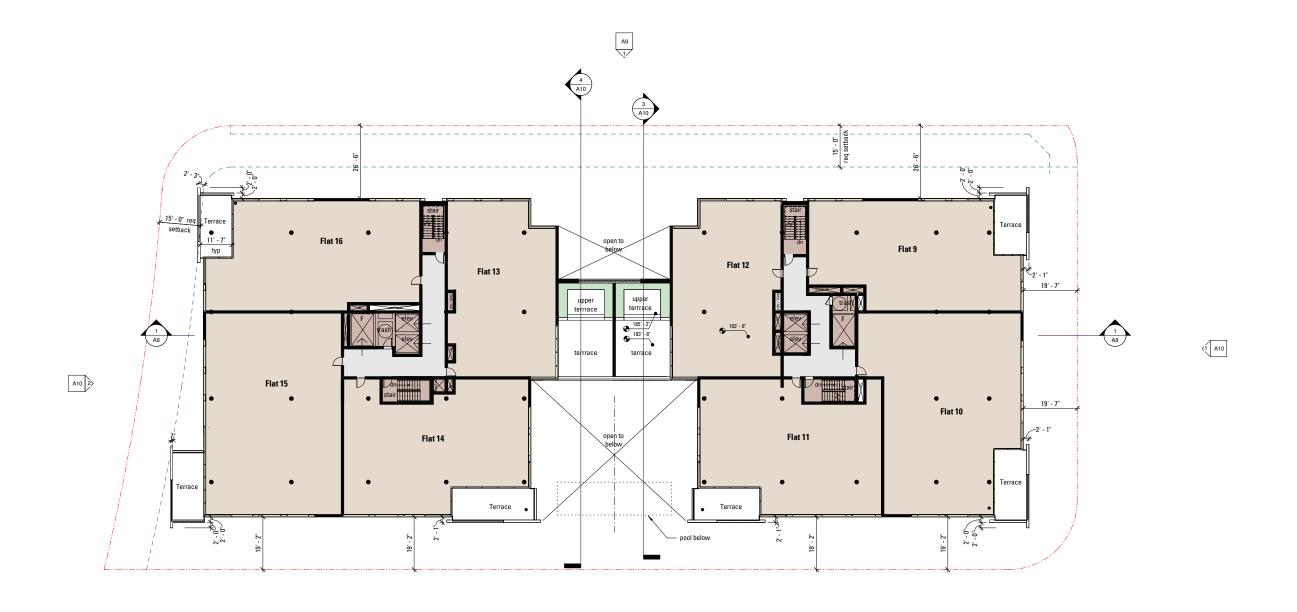
Clouded Revisions

Number Date Description

A1

12





2 A9 Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates LLC.

Second Floor Plan

CLOUDENT SHEET Dec 3,2020

Clouded Revisions

Number Date Description

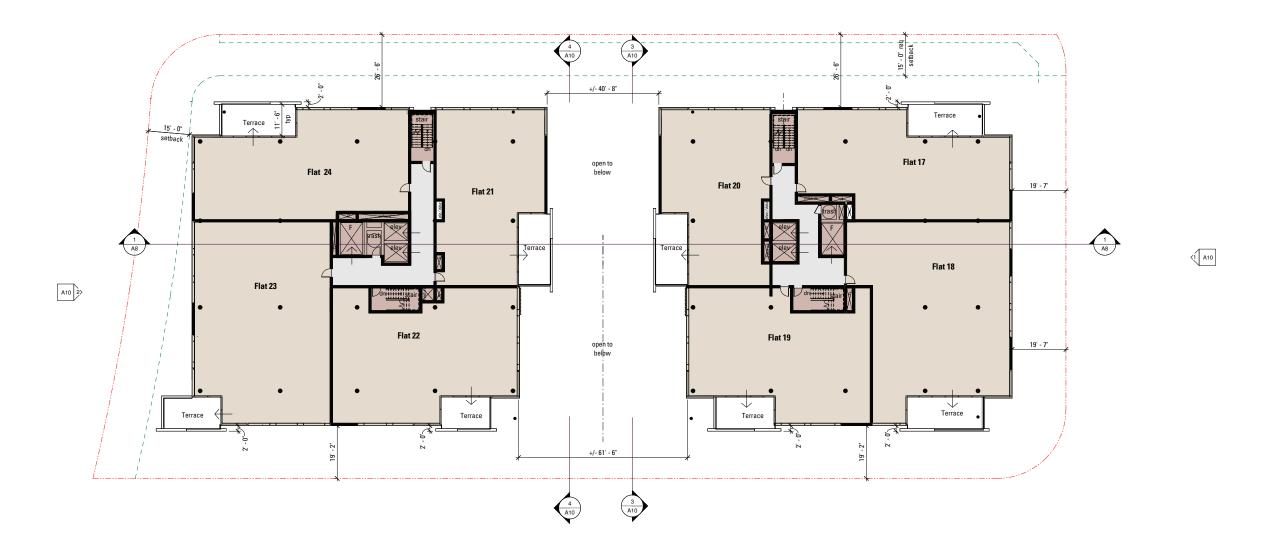




Attachment No. PC 1 - Project Plans PA2020-020







Â9

Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates

3rd Floor Plan

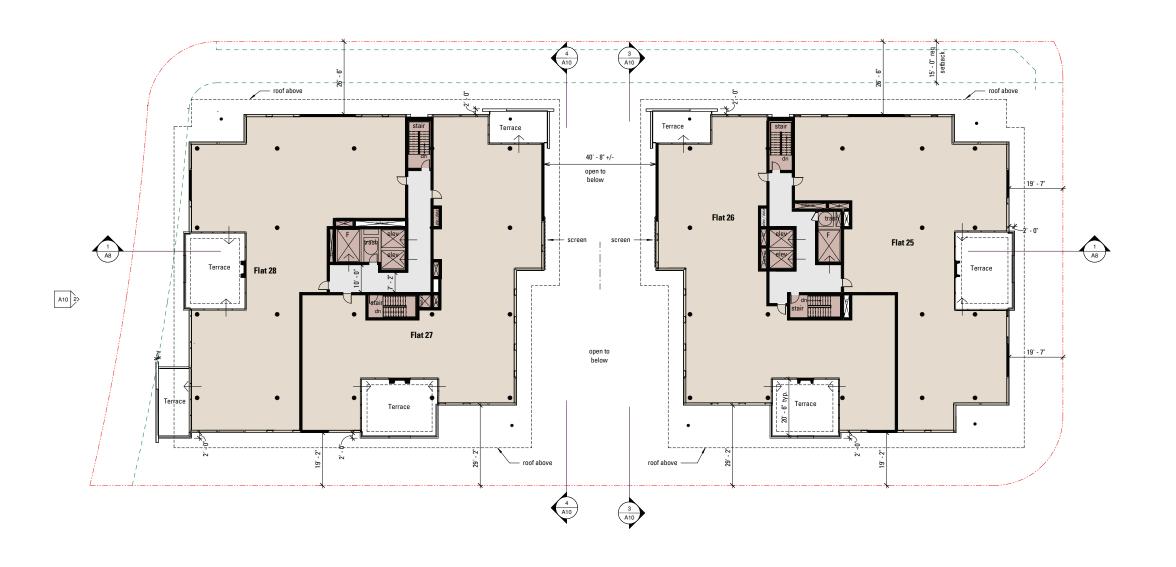
CURRENT SHEET Dec 3,2020

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

Number Date Description









4th Floor

Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates LLC.

Fourth Floor

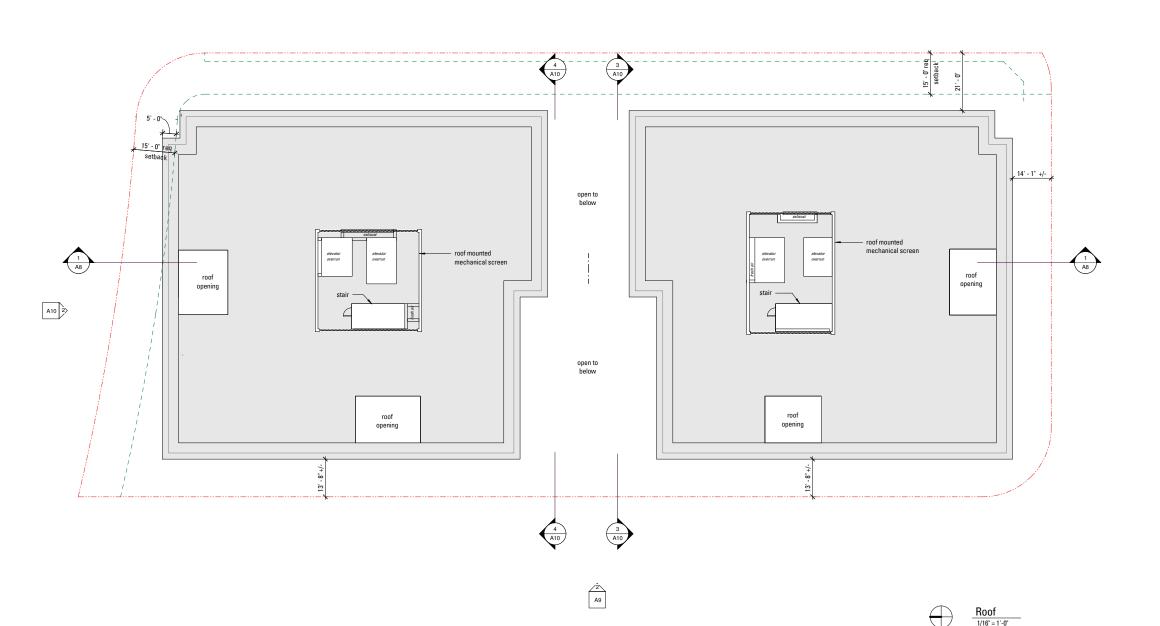
CURRENT SHEET Dec 3,2020

Clouded Revisions

Number Date Description







Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates LLC.

<1 A10

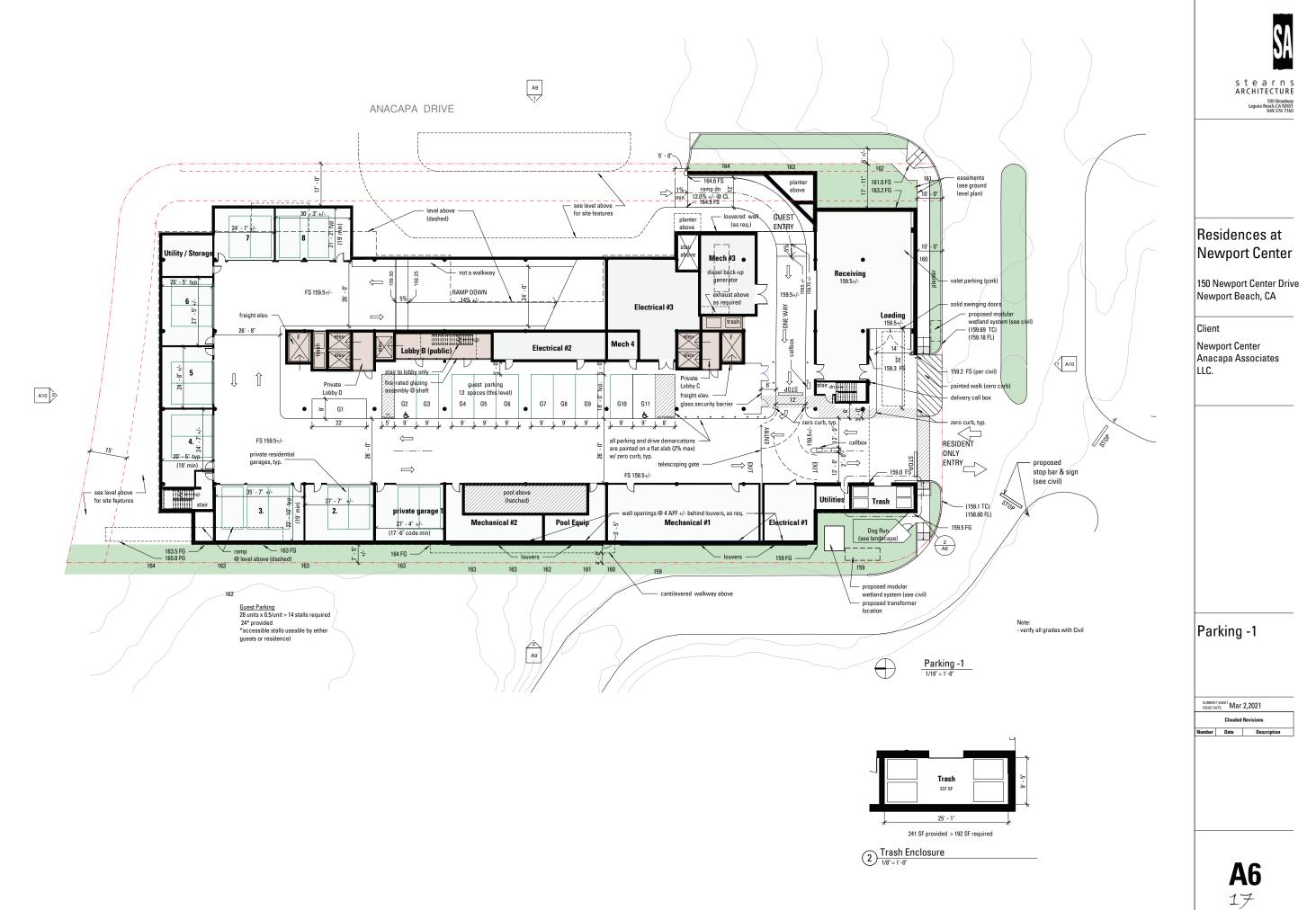
Roof

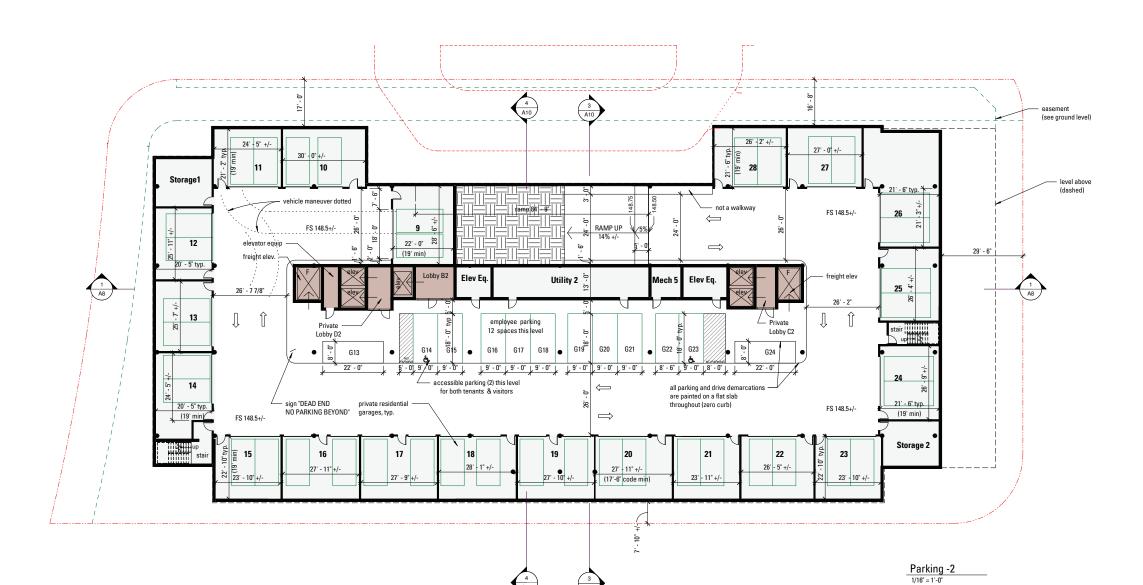
CURRENT SHEET Dec 3,2020

Clouded Revisions

Clouded Revisions

Number Date Description







Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates

Parking -2

CURRENT SHEET Dec 3,2020 Number Date Description

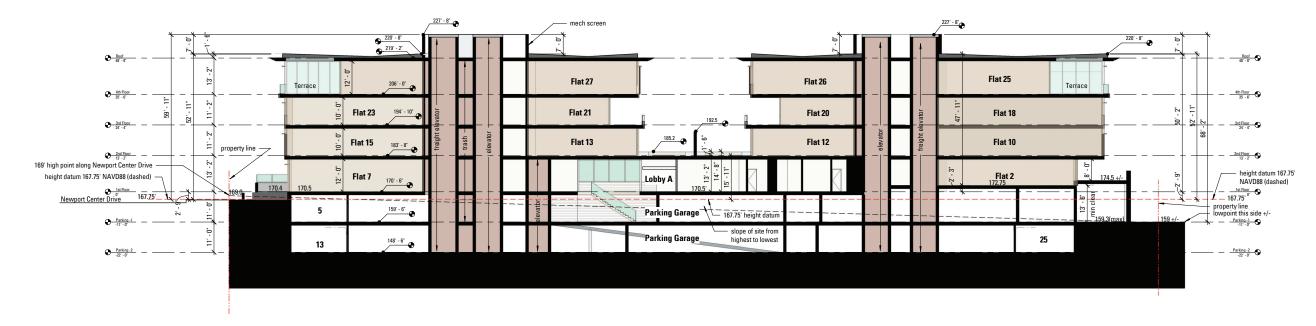


Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates



Site Section 1

Section

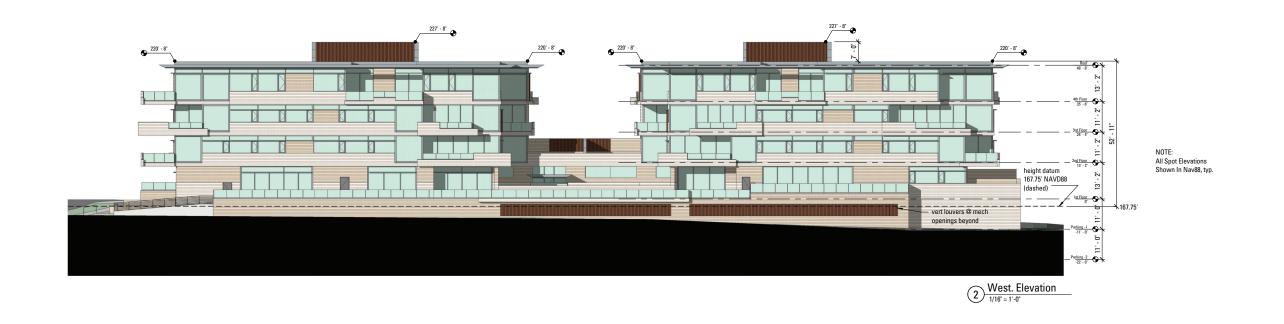
CURRENT SHEET Dec 3,2020

Clouded Revisions Number Date Description





1 East. Elevation
1/16" = 1'-0"



150 Newport Center Drive Newport Beach, CA

Residences at Newport Center

Client

Newport Center Anacapa Associates LLC.

Elevations

CURRENT SHEET Feb 15, 2021 Clouded Revisions

Number Date Description

A9

20





220 - 8'

Red

4: \$

-7. E

Softwar

15: 7

-7. III

Puties 2

-7. T

Puti

South. Elevation

1/16" = 1'-0"

NOTE: All Spot Elevations Shown In Nav88, typ.

220'-8' vertical louvers, typ. 220'-8' vertical louvers, typ.

SECTION 4/A10

Section_Courtyard looking North

1/16" = 1'-0"



North. Elevation

1/16" = 1'-0"

Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

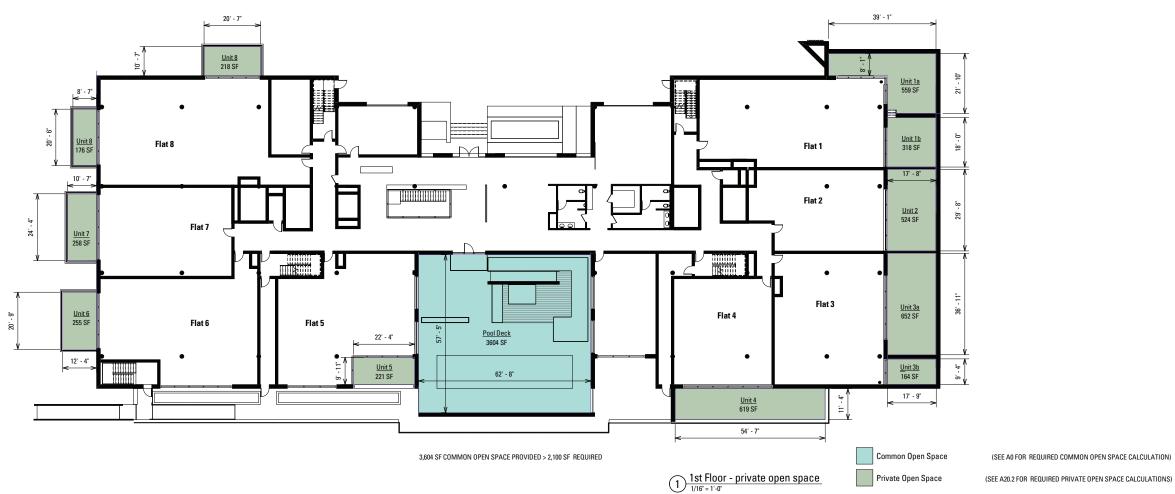
Newport Center Anacapa Associates LLC.

Elevations

CUMBENT SMEET Feb 15, 2021

Clouded Revisions

Number Date Description





Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates

(SEE A0 FOR REQUIRED COMMON OPEN SPACE CALCULATION)

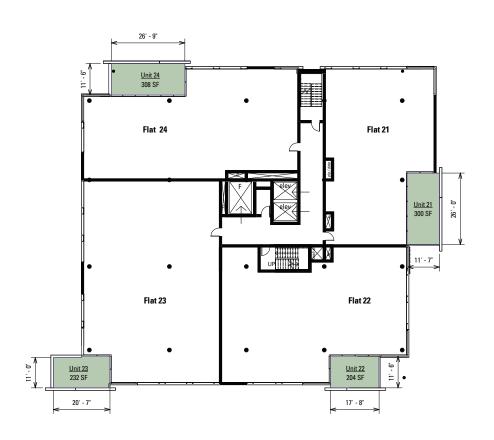


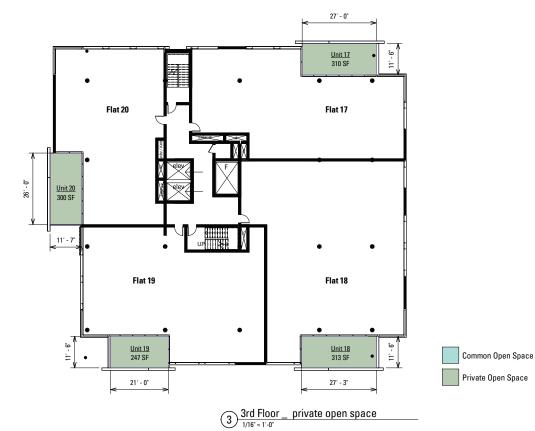
2nd Floor - private open space

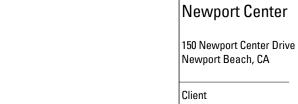
Open Space Areas

CURRENT SHEET Feb 15, 2021 Number Date Description

A20.1





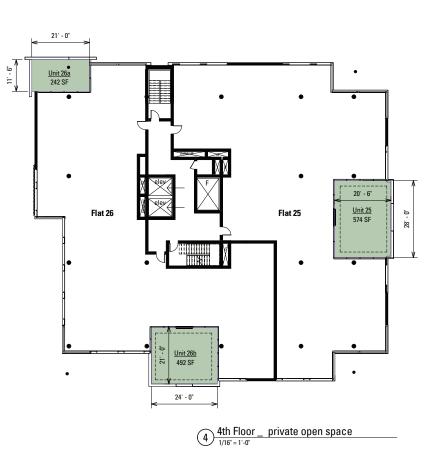


Newport Center Anacapa Associates

Residences at

S t e a r n S ARCHITECTURE 500 Broadway Laguna Beach, CA 92651 949 376 7160

Unit 27a 242 SF <u>Unit 28a</u> 592 SF Flat 27 22' - 0" <u>Unit 28b</u> 281 SF 567 SF 12' - 0" 27' - 8"



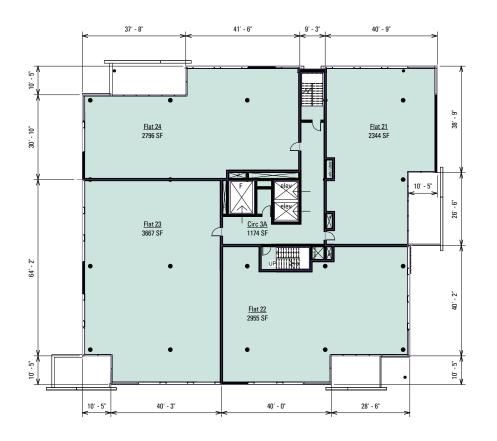
Unit # 1 2 3	Patio or Terrace (sf)	additional patio or terrace (sf)	T. (B.)	Residences at New	nort Cente
1 2 3	Patio or Terrace (sf)		T D		port ocnic
2			Total Private Open Space(sf)	5% gross of unit area (sf), min req.	complies
3	559	318	877	113.6	Υ
	524		524	71.5	Υ
4	652	164	816	102.2	Υ
*	619		619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

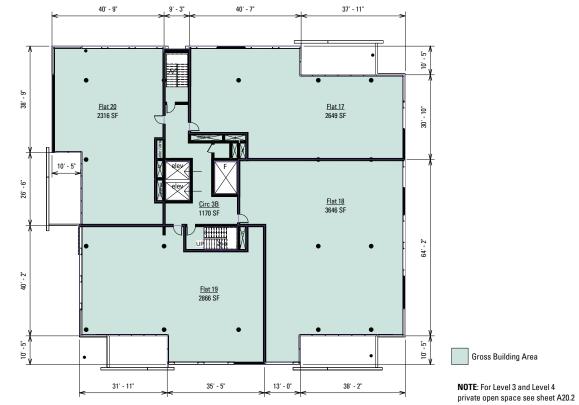
Open Space Areas

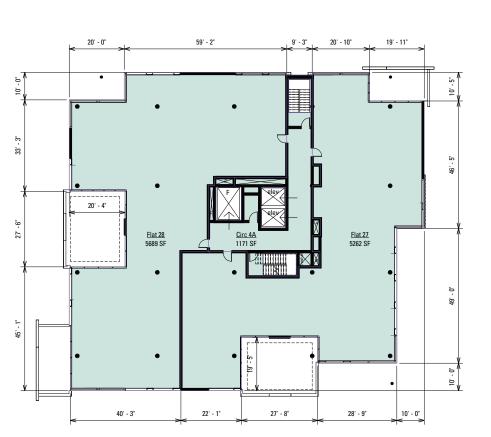
CURRENT SHEET Feb 15, 2021 Number Date Description

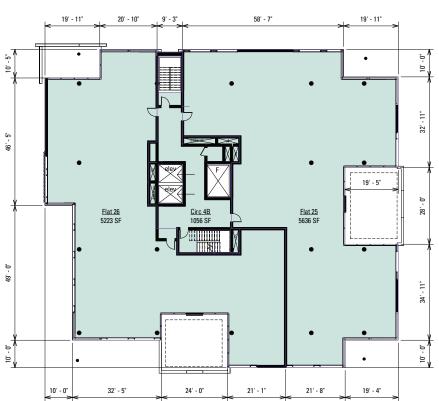
A20.2

PA2020-020 Attachment No. PC 1 - Project Plans ANACAPA DRIVE s t e a r n s ARCHITECTURE 500 Broadway Laguna Beach, CA 92651 949 376 7160 Storage / Back of house 441 SF <u>Flat 1</u> 2271 SF NEWPORT CENTER DRIVE <u>Flat 8</u> 2685 SF 13' - 3" 62' - 6" Flat 2 1430 SF 42' - 1" 8 Entry 489 SF Residences at Newport Center Circulation 1B 2878 SF 150 Newport Center Drive Newport Beach, CA Fitness 1196 SF Client <u>Flat 4</u> 1478 SF Newport Center Anacapa Associates 51' - 2" 41' - 7" Gross Building Area No stair shafts or elevator shafts except at ground level. Area Gross - Level 1 NOTE: For Level 1 and Level 2 private open space see sheet A20.1 68' - 9" 68' - 1" Flat 16 2966 SF Flat 9 2832 SF Gross Area Plans Elat 13 2521 SF Flat 12 2493 SF Flat 15 3766 SF CURRENT SHEET Dec 3,2020 Number Date Description Flat 11 2963 SF 39' - 11" 22' - 7" 40' - 9" **A21.1** Area Gross -Level 2









2 Area Gross -Level 4

Area Gross -Level 3

S t e a r n s ARCHITECTURE Saguna Beach (A 39651 949 376 7160

Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates

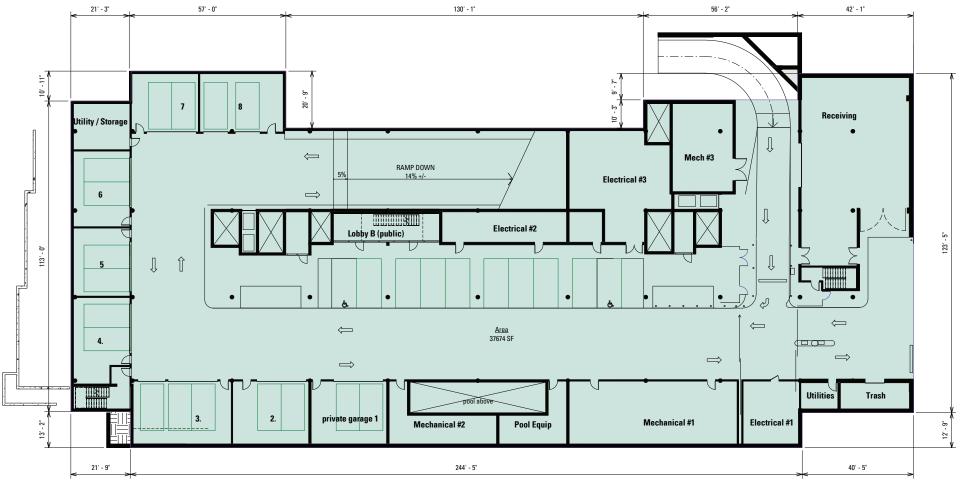
Gross Area Plans

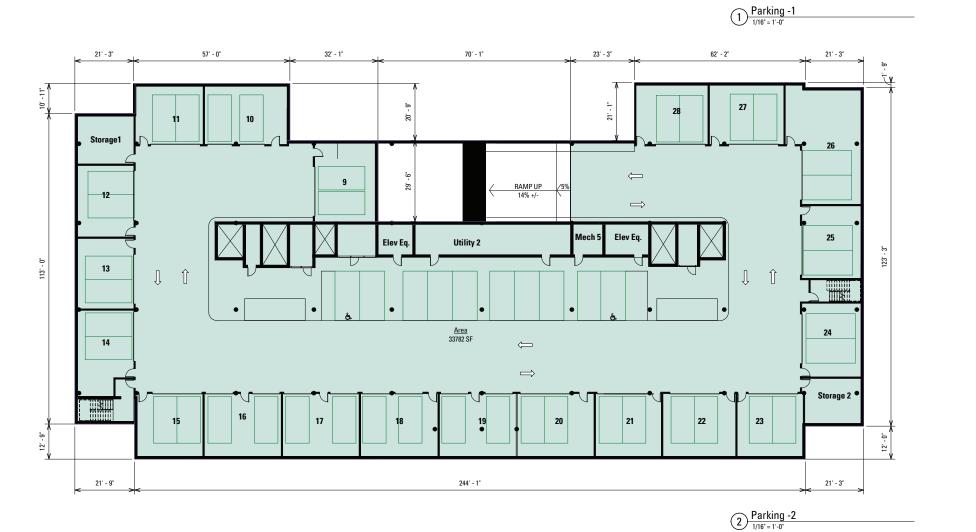
CLOURAGENT SMEET Dec 3,2020

Clouded Revisions

Number Date Description

A21.2





Stearns
ARCHITECTURE
500 Broadway
Laguna Beach, CA 92651
949 37 67 1610

Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates

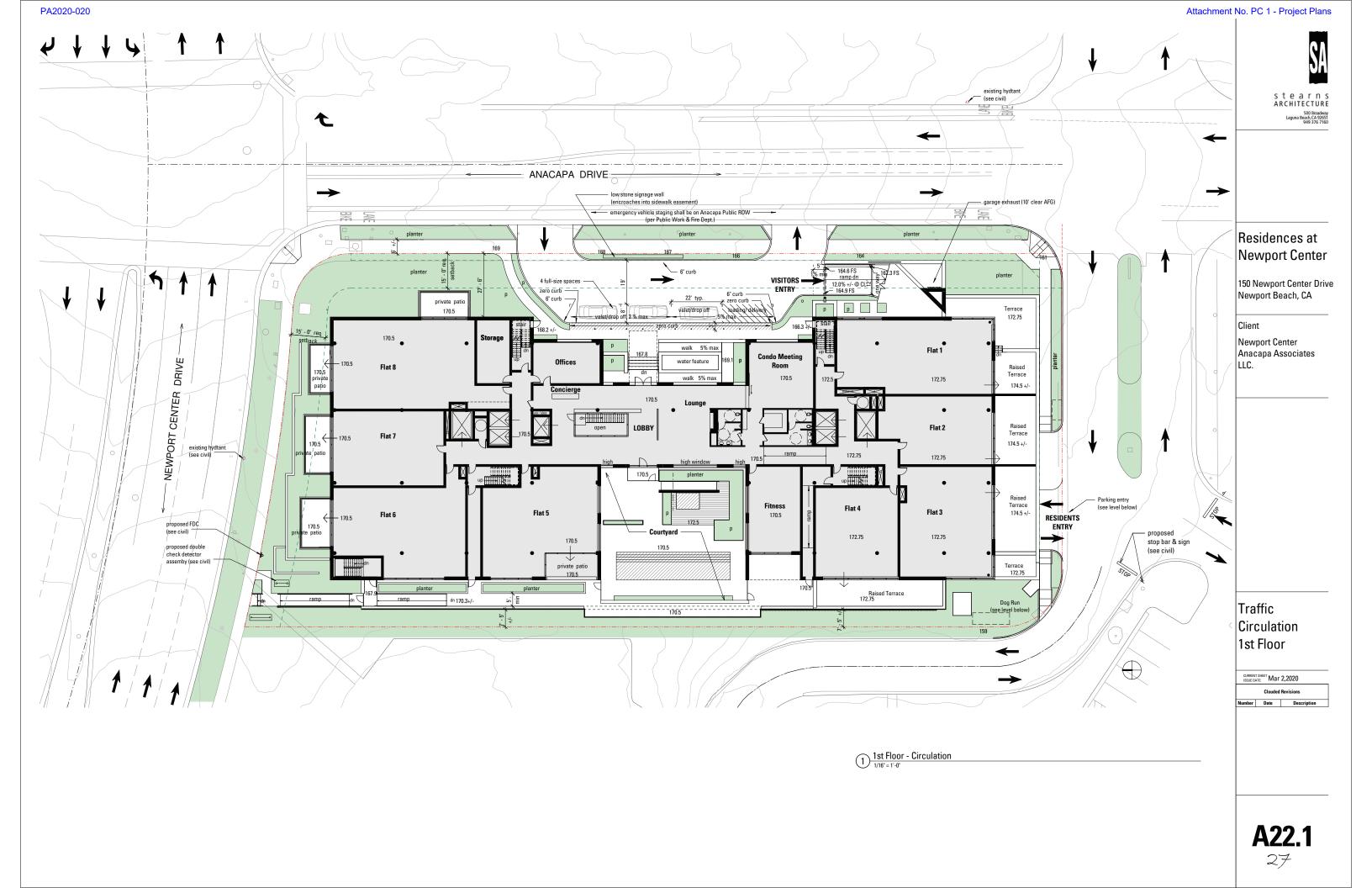
Gross Area Plan

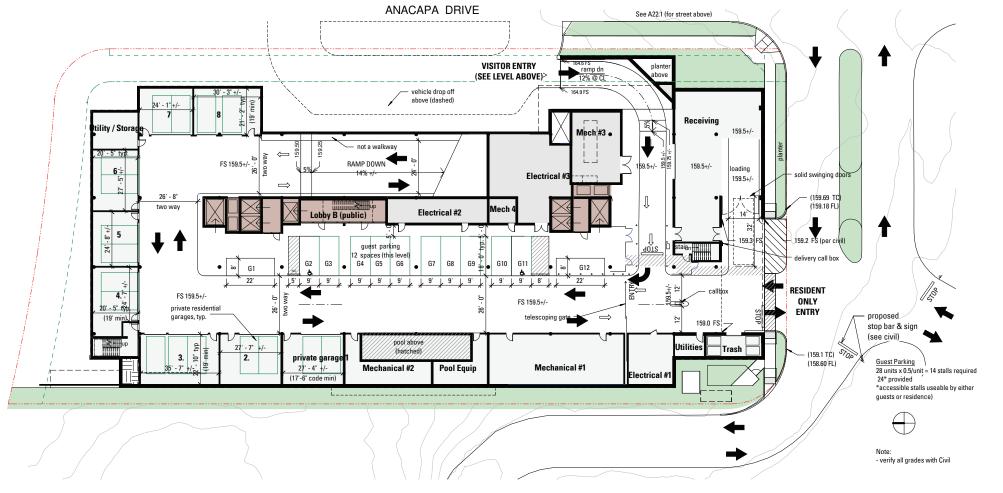
CLOUDE REVISIONS

Clouded Revisions

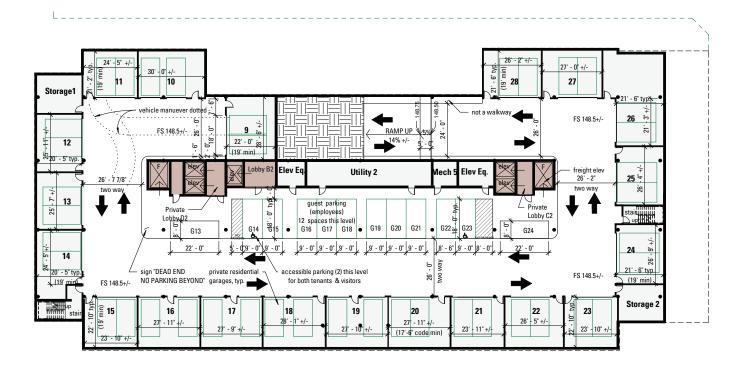
Number Date Description

A21.3









Parking -2 - Circulation

1° = 20'-0°



Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates

Traffic Circulation Parking Levels

CURRENT SHEET Mar 2, 2021

Clouded Revisions

Number Date Description

A22.2

28

PA2020-020 Attachment No. PC 1 - Project Plans property line (red) low stone signage wall control DRIVE garage exhaust (10' clear AFG) verify grades w/ Civil curb ramp per civil s t e a r n s ARCHITECTURE PUBLIC WAY 169 500 Broadway Laguna Beach, CA 92651 949 376 7160 4 full-size spaces TW 176.25 zero curb — 164.9 FS 6" curb -170.5 172.75 EXIT STAIR DRIVE 172.75 174.5 + Residences at NEWPORT CENTER Lounge_ -A3 occ Newport Center Raised Terrace Flat 2 150 Newport Center Drive 17/0.5 Newport Beach, CA 170.5 Client **Newport Center** Anacapa Associates Terrace 174.5 +/-**Fitness** 170.5 A3 (B occ) raised platform 170.5 Courtyard 172.75 TW 178.00 170.5 170.5 EXIT FROM GARAGE planter **EXIT DISCHARGE** \TW⇒1.00 Raised Terrace 172.75 EXIT DISCHARGE 1st Floor CODE

1/16" = 1'-0" - 3' %.2" =180 occupants - cantilevered walkway **Building Code** 108' CPT <125 Flat 12 Diagrams CURRENT SHEET Dec 3,2020 Number Date Description Flat 10 122.5' CPT <125 2nd Floor CODE

1/16" = 1'-0"

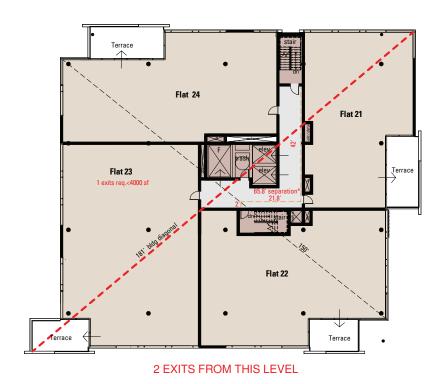
*measured along corridor (not diagonal) per 2019 CBC 1007.1.1 ex. 1 & measured to *any point...along the doorway* 2019 CBC 1007.1.1.1.1

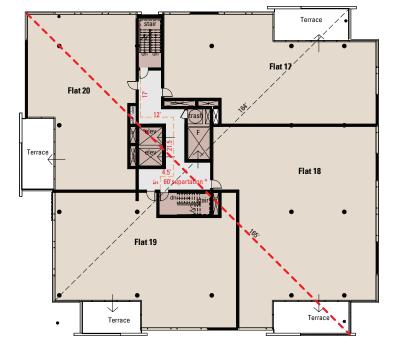
A23.1

PA2020-020 Attachment No. PC 1 - Project Plans Preliminary Allowable Area (planning gross areas used) 27 Y SPR. ACTUAL TAB.AREA per 993.3.1.1 AREA A,SM YES 21,508 72,000 YES 1,782 112,500 YES 3,266 46,500 YES 441 78,000 500 Broadway Laguna Beach, CA 92651 949 376 7160 FS 148.5+/-RAMP UP FS 148.5+/uilding diagonal guest parking EXIT ACCESS S Residences at Newport Center accessible parking (2) this level ___ for both tenants-& visitors 14 150 Newport Center Drive 2 EXITS FROM THIS LEVEL FS 148.5+/-FS 148.5+/-Newport Beach, CA 2. Parking -2 CODE Storage 2 Client **Newport Center** Anacapa Associates VISITOR ENTRY (SEE LEVEL ABOVE) 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 (as req.) -parking garages - 200 gross sf/occupant 51-75 stalls require 3 HC accessible parking stalls 4 provided (2019 CBC table 11B -208.3) \leftarrow FS 159.5+/-RAMP DOWN Electrical #3 159.5+/- \Longrightarrow (159.18 FL) **Building Code** 159.2 FS (per civil) Î Diagrams fire-rated glazing -assembly @ shaft CURRENT SHEET Dec 3,2020 FS 159.5+/-285' exit separation 4. FS 159.5+/-\$ private residential 2 EXITS FROM THIS LEVEL garages, typ. \Longrightarrow Number Date Description \Rightarrow EXIT STAIR (158.60 FL) Pool Equip Parking -1 CODE

1/16" = 1'-0" 162 - cantilevered walkway above \bigoplus

A23.2



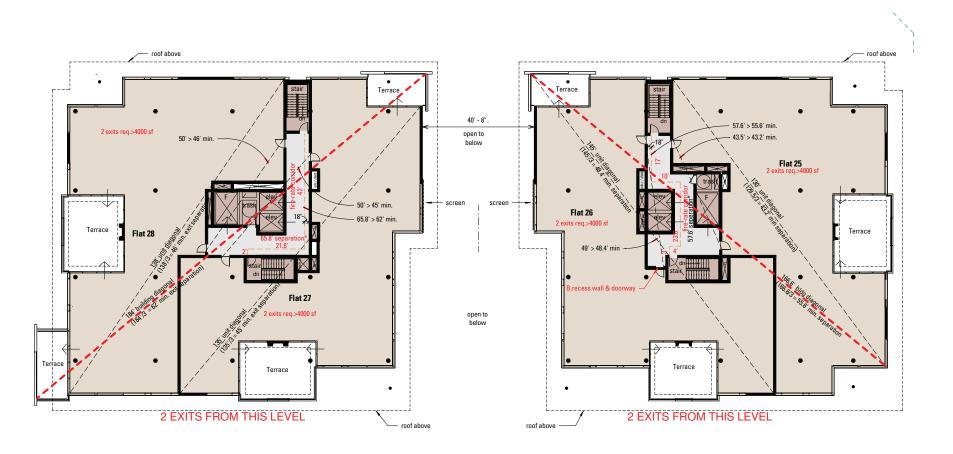


2 EXITS FROM THIS LEVEL

*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



3rd Floor Plan CODE





2 4th FloorCODE 2 1/16" = 1'-0" S tearn S
ARCHITECTURE
500 Broadway
Laguna Beach, CA 92651
9493 736 7160

Residences at Newport Center

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates

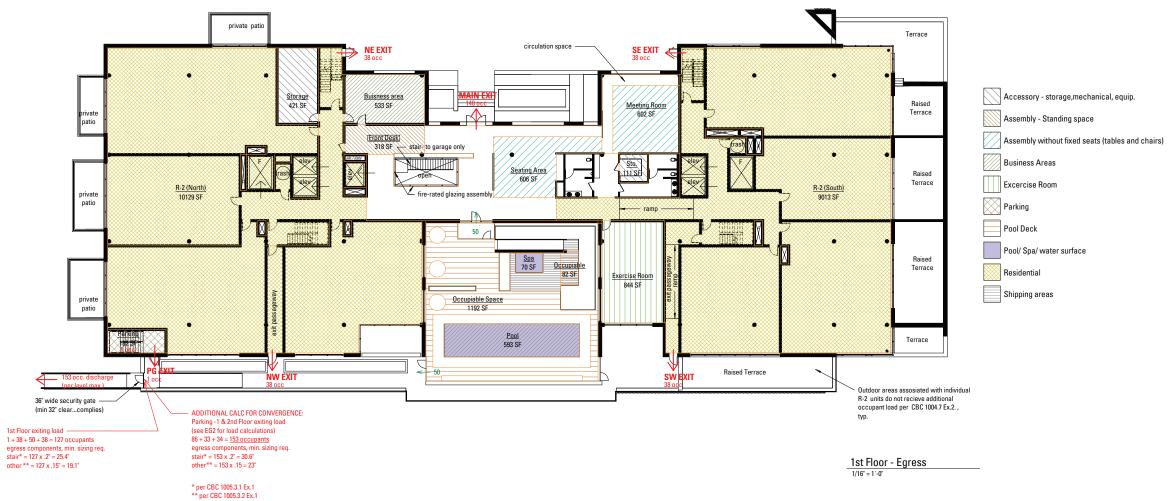
Building Code Diagrams

Clouded Revisions

Number Date Description

A23.3

31



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

		Area Schedule (Occu	ıpant Load) - 1st floor				
Name	Occupancy Class.	Function of Space	Occ. Load Factor	Area Type	Area	Occupant Load Exiting	Comments
						1 3	
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	Excercise Room	50 SF	Gross	844 SF	17	
Buisness area	В	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	

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%	

150 Newport Center Drive Newport Beach, CA

C6883

Residences at

Newport Center

S t e a r n s ARCHITECTURE 500 Broadway Laguna Beach, CA 92651 949 376 7160

Client
Newport Center
Anacapa Associates

LLG.

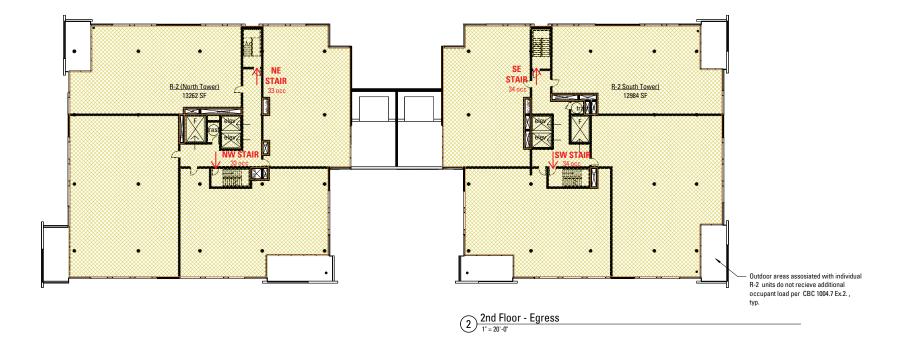
Egress Load

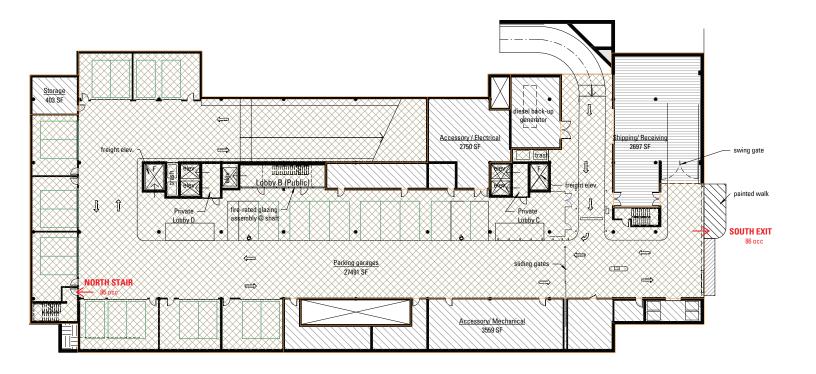
CURRENT SHEET Dec 3,2020

Clouded Revisions

Number Date Description

A24.1





Parking -1 - Egress 1" = 20'-0"

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
	I		1	//			
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	
_ · · · · · · · · · · · · · · · · · · ·	S (accessory)	Accessory - storage, mechanical, equip.	300 SF	1	403 SF	2	



S t e a r n S ARCHITECTURE 500 Broadway Laguna Beach, CA 92651 949 376 7160

150 Newport Center Drive Newport Beach, CA

Client

Newport Center Anacapa Associates

Egress Load

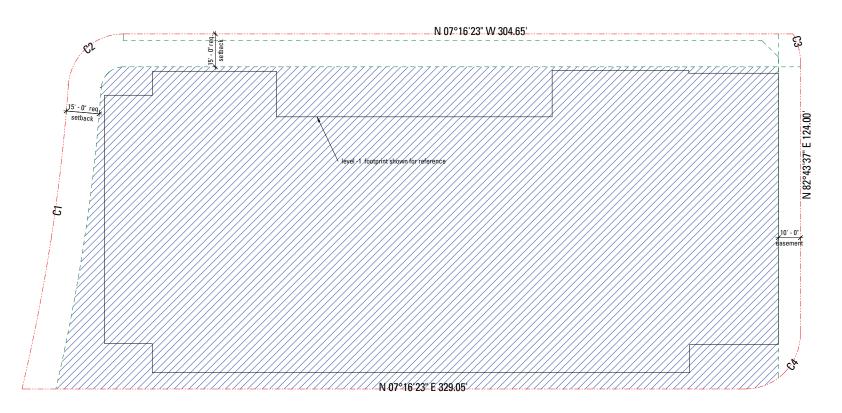
Clouded Revisions

Number Date Description

A24.2

33

Attachment No. PC 1 - Project Plans PA2020-020



- 46,239 SF buildable area, shown with diagonal hatch

S t e a r n S 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

Buildable Area

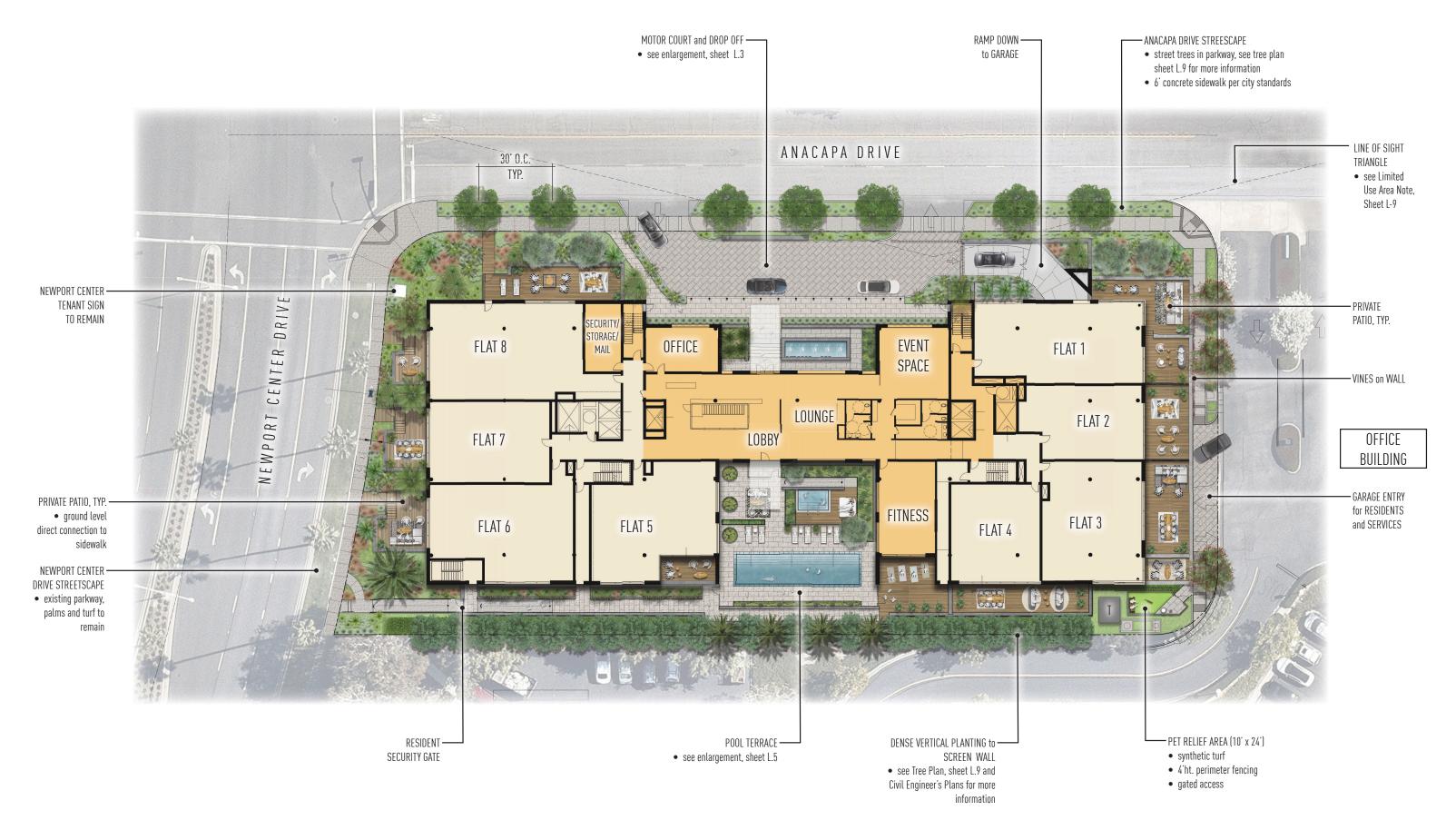
CURRENT SHEET Dec 3,2020 Number Date Description

Below Podium Buildable Area

ANACAPA DRIVE

		*·····································	_
Curve Table Curve Delta LengthRadius C1 9°13'19" 140.3 870.00 C2 85°55'53" 37.44 25.00	\$1	라함	C3
C1 9°13'19' 140.3870.00 C2 85°55'53' 37.49 25.00 C3 30°00'00' 130.91 25.00 C4 90°00'00' 39.27 25.00 NOTE: Verify all with Civil drawings.		^	
.			,00
DRIVE			' E 124.
		Last flóour, jabove pardijulm footprint	N 82°43'37" E 124.00
EN TE		ist proof, a love paguin rootprint	N 82
NEWPORT CENTER	Çı	Description of the second of t	' - 0"
EWPC		ease	merit
	15 - 0 req.		
/			
			CX
Ĺ.	\$\\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\	///././././././././././././././././	

Above Podim Buildable Area



RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

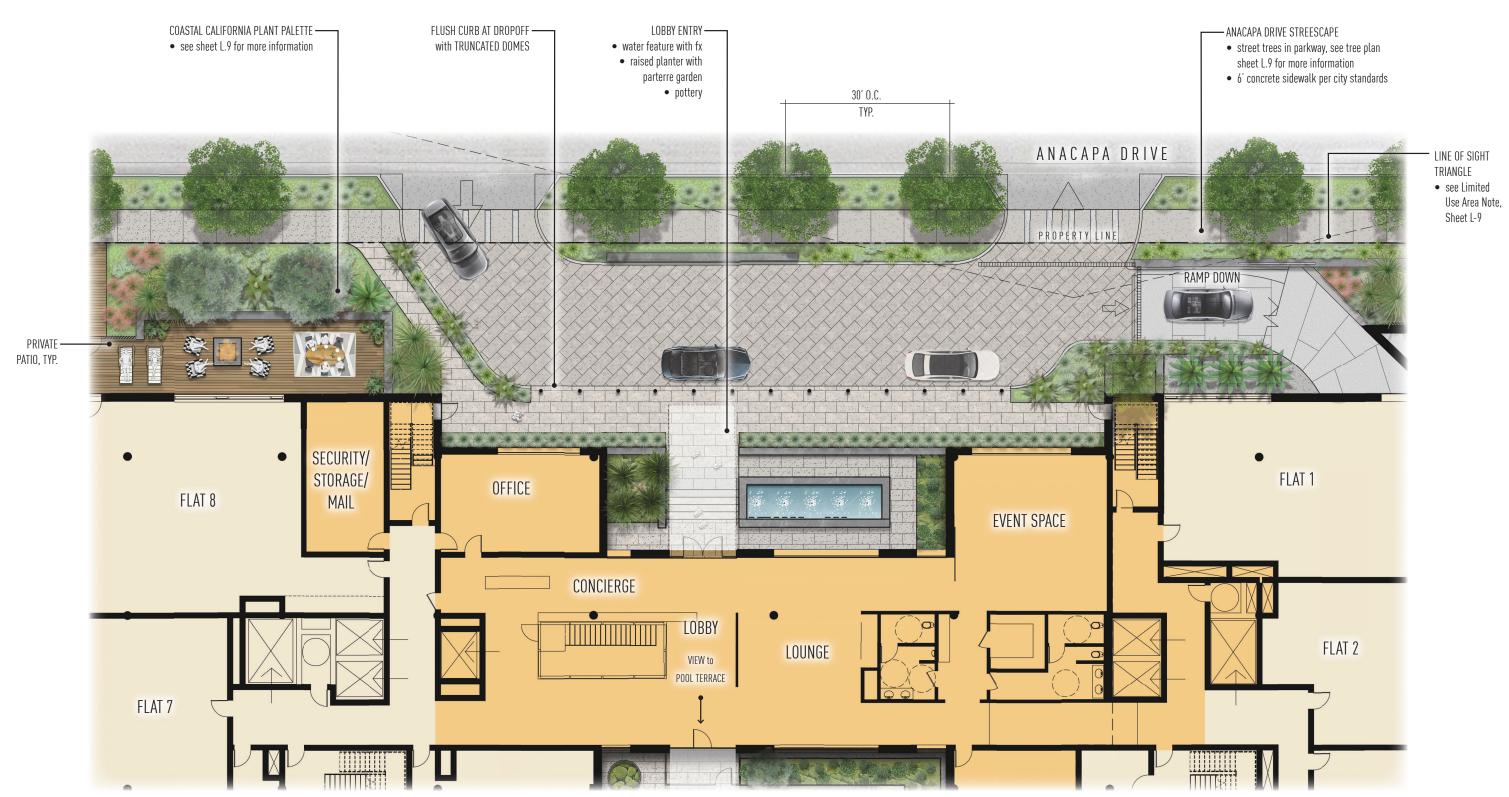
CONCEPTUAL LANDSCAPE PLAN - L.1



PA2020-020

RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

LIFESTYLE IMAGERY - L.2



RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

MOTOR COURT ENLARGEMENT - L.3







RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

N.C.A.A., LLC.



RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

POOL TERRACE ENLARGEMENT - L.5







RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

POOL TERRACE - L.6



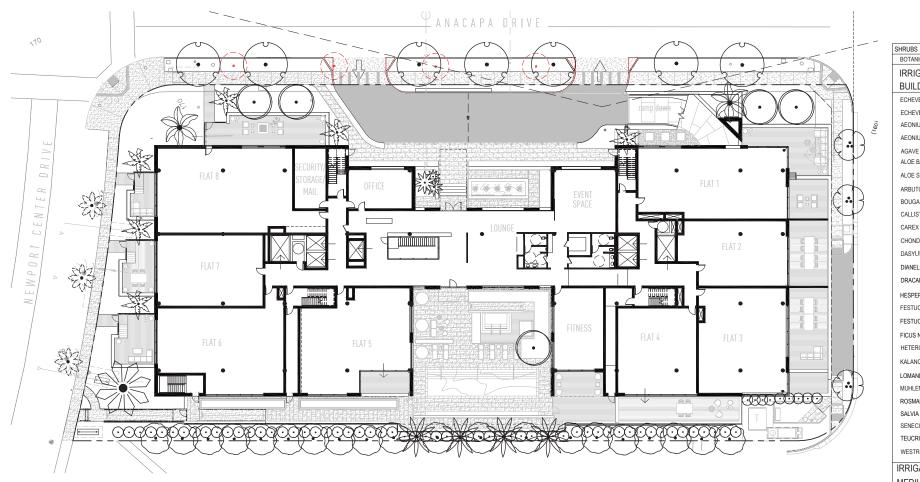
RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

POOL TERRACE - L.7



RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

POOL TERRACE - L.8



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

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 BEAC 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 HYDROZONEAREA OF THE WATER BUDGET CALCULATION.

UTILITY SCREENING NOTE:

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

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
IRRIGATION HYDROZONES 1&2:			
BUILDING PERIMETER:			
ECHEVERIA GLAUCA	HENS & CHICKS	1 GAL	LOW
ECHEVERIA PEACOCKII	PEACOCK ECHEVERIA	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 BAINSII	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
CHONDROPETALUYM '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
MUHLENBURGIA 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:	1		-

MEDIUM / LOW ENHANCED SHRUBS (Pool & Courtyard): AGAVE ATTENUATA 'NOVA FOXTAIL AGAVE

LOW 15 GAL LOW ASPARAGUS DENSIPLORUS 'MYERSII' MYER ASPARAGUS 5 GAL. LOW MEDIUM BOUGAINVILLEA 'LA JOLLA' BOUGAINVILLEA 5 GAL. NATAL PLUM 5 GAL. MEDIUM CRASSULA OVATA JADE PLANT 15 GAL. LOW 15 GAL. FURCRACEA FOETIDA 'MEDIOPICTA' MAURITIUS HEME LOW PHORMIUM HYBRIDS NEW ZEALAND FLAX 5 GAL. LOW PITTOSPORUM C. 'COMPACTUM PITTOSPORUM 5 GAL. MEDIUM 5 GAL. MEDIUM PITTOSPORUM T. 'GOLF BALL' 'GOLF BALL' KOHUHU 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 THESE PLANTS ARE WATER CONSERVING and USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL and MINIMIZES EROSION IMPACTS.

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QT
	ALOE BAINESII ALOE	48"BOX	LOW	I
	ARBUTUS X `MARINA` HYBRID STRAWBERRY TREE	36"BOX	LOW	3
SAS .	HOWEA FORSTERIANA KENTIA PALM MULTI-TRUNK	24"BOX	MODERATE	6
·	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL	36"BOX	MEDIUM	7
\bigcirc	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	I
*	PHOENIX DACTYLIFERA `MEDJOOL` DATE PALM	16` B.T.H	LOW	4
	PHOENIX RECLINATA SENEGAL DATE PALM MULTI-TRUNK	48"BOX	LOW	2
\odot	PODOCARPUS GRACILIOR YEW PINE	24"BOX	MEDIUM	67
lacksquare	TRISTANIA CONFERTA BRISBANE BOX LOW BRANCHING	36"BOX	MODERATE	20

PLACE

WASHINGTONIA ROBUSTA
MEXICAN FAN PALM
(Existing to be protected-in-place, establish Tree
Protection Zone per City of Newport Beach M.O.D. EXISTING TREES ALONG ANACAPA DRIVE - TO BE REMOVED



TOTAL LANDSCAPE AREA:

REQUIRED: 8,242 S.F. PROVIDED: 9,978 S.F.



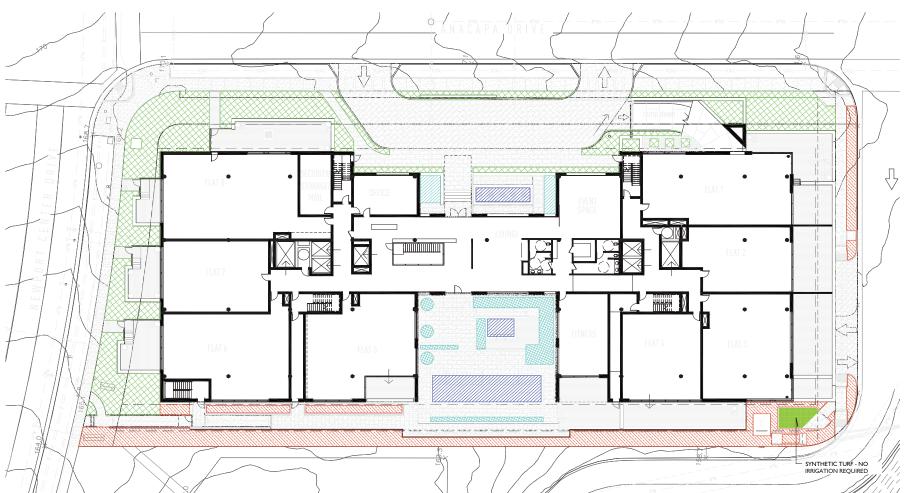


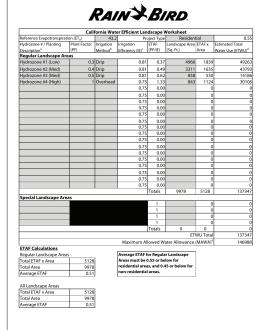
PODOCARPUS GRACILIOR 24" BOX

SCREEN TREES AT WEST PROPERTY LINE

RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA







HYDROZONE KEY					
SYMBOL	HYDROZONE	SQUARE FOOTAGE	% OF LANDSCAPE		
	HYDROZONE I: 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: POOLS, SPAS and WATER FEATURE WATER USE- HIGH	843 SF.	9 %		
	TOTAL:	9,978 SF.	100 %		

IRRIGATION NOTES:

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

PURPOSE: TO PROVIDE THE LANDSCAPE MANTENANCE 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 DERVE 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 A COCORDANCE WITH NEWPORT BEACH WATER DISTRICT STANDARDS AND STATE OF CALIFORNIA MINEL OS TANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEINS WATERED AND INFILITATION ARTES OF THE SETFICIENT WATER APPLICATION. TO AVOID MASTED WATER, THE CONTROLLED BY MOISTURE SENSING EQUIPMENT, VALVES PROGRAMMED FROM AN AUTOMATIC CONTROLLED WILL MANIMIZE EFFICIENT WATER APPLICATION. TO AVOID MASTED WATER, THE CONTROLS WILL BE COVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATIONS 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 MATERIES WILL BE ENCEPTION OF THE BRASS PIPING BITO AND OUT OF THE BRACKFLOW UNITS. WATERINGS WILL CONFORM WITH CITY OF NEWPORT BEACH WATER CONSERVATION REQUIREMENTS.

WATER CONSERVATION FEATURES:

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

- INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR AND WEATHER TRACK TECHNOLOGY.
 INSTALLATION OF BACKFLOW DEVICE, MASTER VALVE, FLOW METER, QUICK COUPLERS AND GATE VALVES
 THE USE OF LOW PRECIPITATION SPRAY HEADS.
 THE USE OF LOW PRECIPITATION SPRAY HEADS.
 THE USE OF SUBSURFACE IRRIGATION DRIPPERLINES
 THE USE OF LOW WATER CONSUMING PLANTS.
 SOL AMERIOMENT TO A CHIEVE SGOOD SOLI MOSITURE RETENTION.
 MULCHING IN THE LANDSCAPE ARE AND AT THE BASE OF TREES

CITY of NEWPORT BEACH MUNICIPAL CODE 14.17 WATER ORDINANCE NOTE

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.

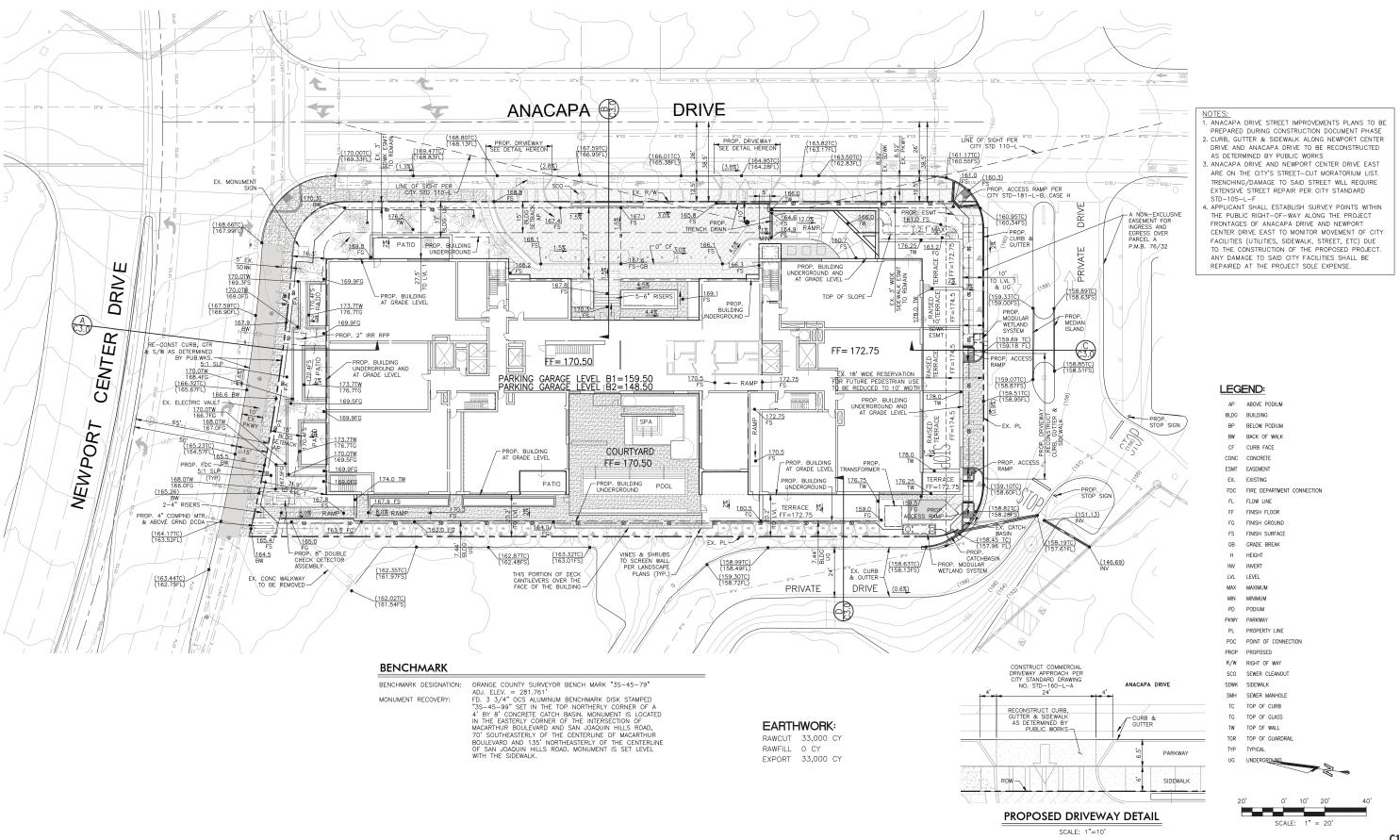


MARK SCHATTINGER, CA REGISTERED LANDSCAPE ARCHITECT #3235

RESIDENCES AT NEWPORT CENTER - NEWPORT BEACH, CA

IRRIGATION HYDROZONES - L.10



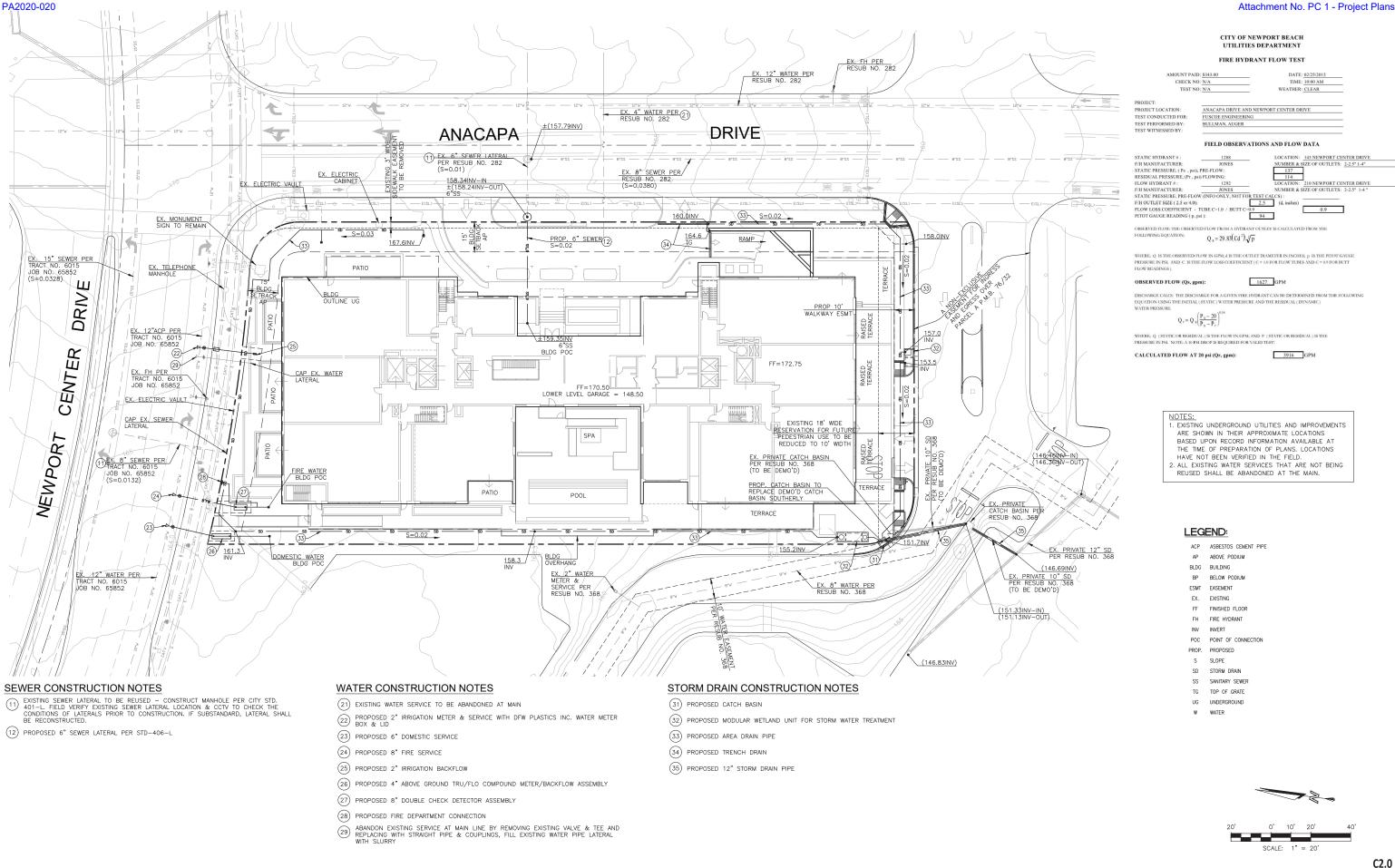




S T E A T N S ARCHITECTURE SCOT BANKER Lagerer 1 (200 T S T T F C A T T F C A T

Newport Center Condominiums Newport Beach, CA

Note: Conceptual Design Package Subject To Change





s t e a r n ss ARCHITECTUREE

16795 Von Karman, Suite 100 Irvine, California 92606 tel 949.474.1960 fax 949.474.5315

Note: Conceptual Design Package Subject To Change

LEGEND:

BW BACK OF WALK

CF CURB FACE

CL CENTERLINE

ESMT EASEMENT

EX. EXISTING

(E) EXISTING FL FLOW LINE

FF FINISH FLOOR

FS FINISH SURFACE

GB GRADE BREAK

H HEIGHT INV INVERT

MAX MAXIMUM

MIN MINIMUM

PL PROPERTY LINE

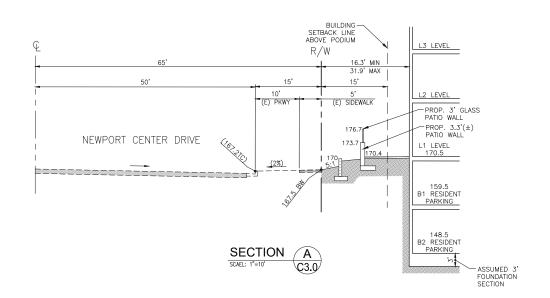
POC POINT OF CONNECTION

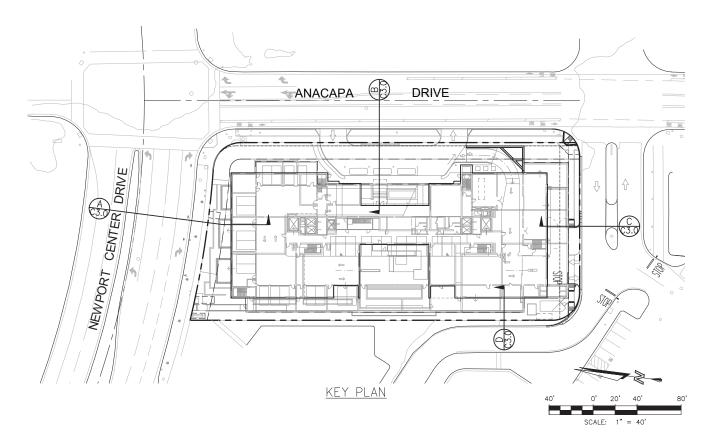
R/W RIGHT OF WAY

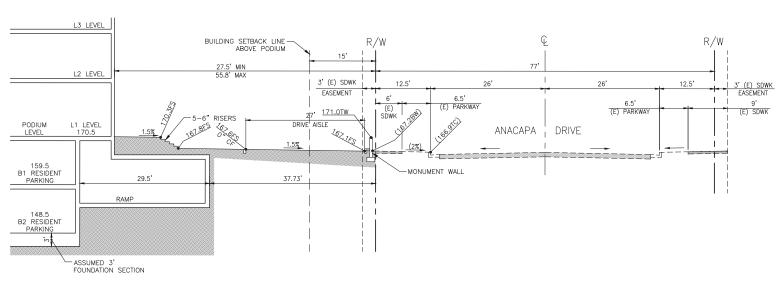
SDWK SIDEWALK

TC TOP OF CURB TG TOP OF GLASS

TW TOP OF WALL

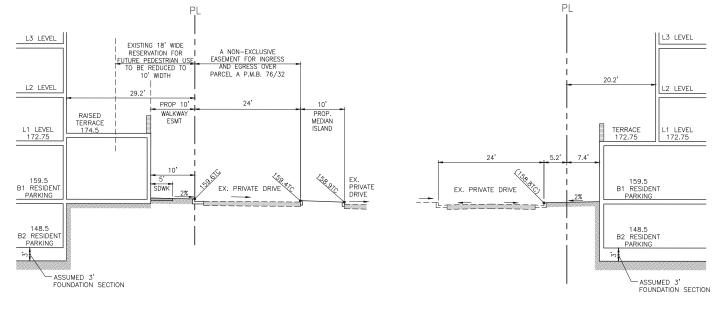






SECTION B

C3.0









s t e a r n s ARCHITECTURE

Newport Center Condominiums

Note: Conceptual Design Package Subject To Change

SECTIONS

03/12/2021

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NGINEE

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CIVIL

AVENIDA CLEMENTE

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 LITED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- 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 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 MAP OF SAID TRACT/PLAT. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

- 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.
- 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.
- 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.
- AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. LIES WITHIN PARCEL B PER T.R.

 AN EASEMENT FOR WATER LINE, RECORDED JULY 17, 1974 AS BOOK 11197, PAGE 1923 OF OFFICIAL RECORDES. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. LIES WITHIN PARCEL B PER T.R.

 TO MATTERS CONTAINED IN THAT CEPTAIN DOCUMENT ENTITLED "DECLARATION OF SPECIAL LAND USE RESTRICTIONS, MORTGAGE LIEN AND OPTION TO REPURCHASE," RECORDED FEBRUARY 20, 1992 AS RECORDED SHED, PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

 THE PROPERTY OF THE PROPERTY WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT. THIS ITEM AFFECTS THE SUBJECT PROPERTY. IS BLANKET IN NATURE AND IS NOT SAID EASEMENTS ARE VISIBLE AND APPARENT. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

 ANY RICHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID AND, WHICH RICHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

 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.

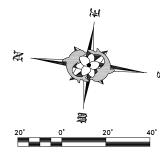
ALTA/ACSM LAND TITLE SURVEY

BENCHMARK INFORMATION:

CALIFORNIA ZONE VI FIPSZONE: 0406 ADSZONE: 3401 UTM ZONE: 11 IMPERIAL, ORANGE, RIVERSIDE, SAN DIEGO

PARKING SF	PACE 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

150 NEWPORT CENTER DRIVE NEWPORT BEACH, CALIFORNIA 92626

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.

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, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOCKER NAME KNOWN, CEOTHERMAL STEAM, ANY OTHER MATERIAL RESOURCES, MAN ALL PRODUCTS DERIVED FROM ANY OF THE FORECOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOCETHER WITH THE PERPETUAL RIGHT OF DEILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM THE LAND OF 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 DRILL AND MINE FROM LANDS OF THE 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 INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS INTO THE CATEGOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUTH THOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SUBFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM

INTEGRATED FROM
THE SOFTAGE OR THE OPPER SOUTHER SUBSIGNATE OF THE LAND, AS RESERVI
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 EXPLORED, RILL, REPORTL, 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, LUTTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTULAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURPACE 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

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTINESS 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,

REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION RECARDING HOSE 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 REPRESSED.

—THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

—THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

—THERE IS NO VISIBLE EVIDENCE OF WEILANDS ON SUBJECT PROPERTY.

—THERE IS NO VISIBLE EVIDENCE OF WEILANDS 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 RICHTS—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, SHE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FRON THE REFERENCED TITLE REPORT, ONLY.

—THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/—

O.1' OF THEIR ACTUAL LOCATIONS.

—CUNLESS THIS PIAN 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

—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 OVERCROWN BRUSH, TREE'S AND SHALL NOT BEFORE THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN BECH INCE.

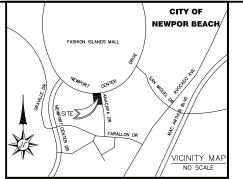
AND SHRUBS.

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.





THIS ALTA/ACSM LAND TITLE SURVEY IS FOR TITLE INSURANCE PURPOSES. ONLY, NOT TO BE USED FOR CONSTRUCTION, DESIGN OR ENGINEERING FOR JTURE 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 ON THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE,

SITE RESTRICTIONS:

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

- OR-REGIONAL COMMERCIAL

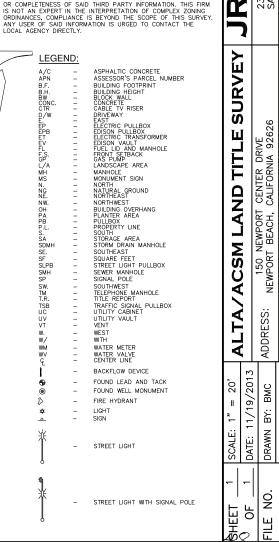
FLOOR AREA RATIO - N/A PARKING REQUIREMENT - 1 PER 200 SQ. FT. OF OFFICE OR LOUNGE AREA; PLUS QUEUE FOR 5 CARS PER WASHING STATION

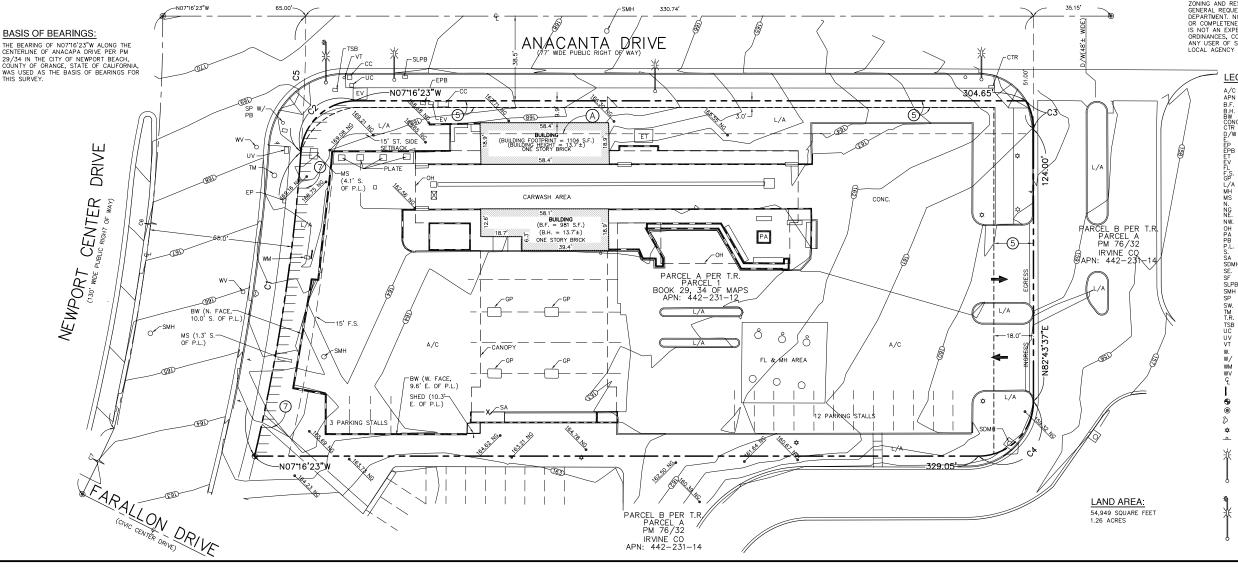
THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDING(S); THEREFORE THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN

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.





VESTING TENTATIVE TRACT MAP NO. 17915

FOR CONDOMINIUM PURPOSES IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE STATE OF CALIFORNIA



SITE ADDRESS

150 NEWPORT CENTER DRIVE NEWPORT BEACH, CA 92660

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

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

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 BRILLING, 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.

OWNER/SUBDIVIDER

2804 LAFAYETTE AVE. NEWPORT BEACH, CA 92660 TEL: 949.723.5854

CONTACT: TOD RIDGEWAY

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

CONTACT: MARK NERO, P.E. CE 80066



LEGAL DESCRIPTION

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, 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, ISTATUTORY 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

NEWPORT CENTER ANACAPA ASSOCIATES, LLC

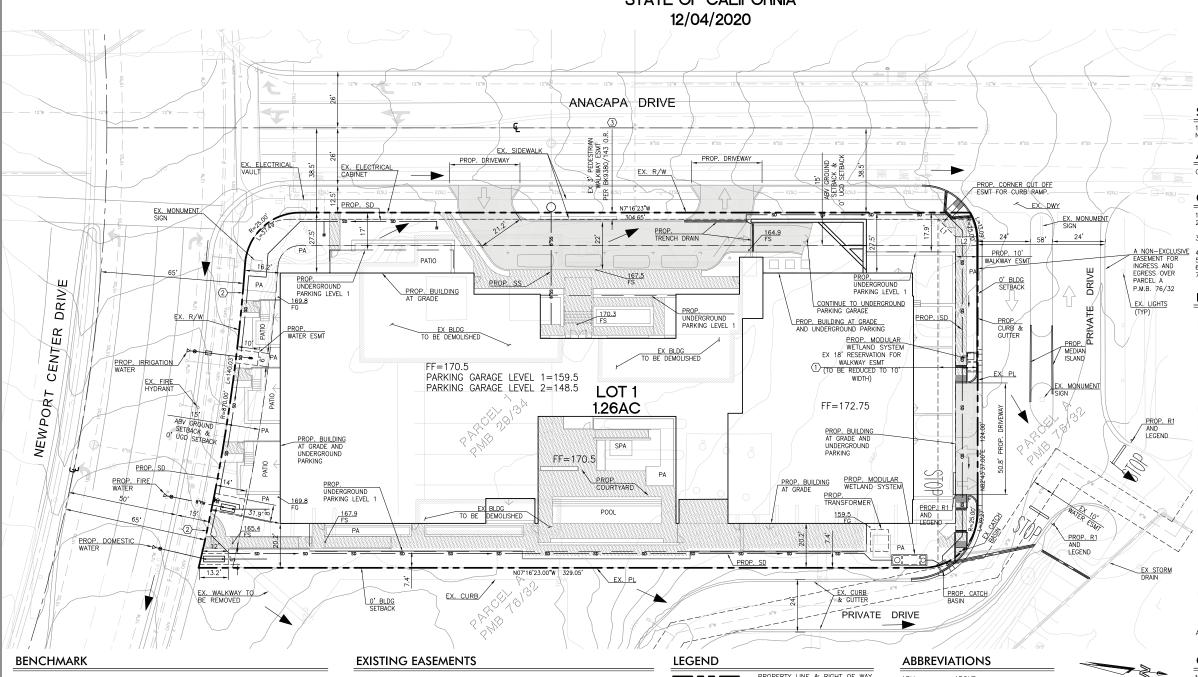
CIVIL ENGINEER

TEL: 949.474.1960 FAX: 949.474.5315



VESTING TENTATIVE

12/03/2020 SCALE: 1317-001 DRAWN: CHECKED SHEET 1 OF 1



BENCHMARK DESIGNATION: MONUMENT RECOVERY:

ORANGE COUNTY SURVEYOR BENCH MARK "3S-45-79" ORANGE COUNTY SURVEYOR BENCH MARK 3S-45-79
ADJ. ELEV. = 281.761'
FD. 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED
"3S-45-99" SET IN THE TOP NORTHERLY CORNER OF

"35-45-99" 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 MACATHUR BOULEVARD AND SAN JOAQUIN HILLS ROAD, 70" SOUTHEASTERLY OF THE CENTERLINE OF MACATHUR BOULEVARD AND 135" NORTHEASTERLY OF THE CENTERLINE OF SAN JOAQUIN HILLS ROAD. MONUMENT IS SET LEVEL WITH THE SIDEMALK.

BASIS OF BEARING

THE BEARING NO7'16'23"W ALONG THE CENTERLINE OF ANACAPA DRIVE PER PM

FLOOD HAZARD STATEMENT

ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT MAP NO 06059C0382J

(1) 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;

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 DATE. SEPTEMBER 26, 1970

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 TADLE

LINE IADEL			
10.	BEARING	LENGTH	
L1	N37*43'37"E	11.31'	
_2	N07*16'23"W	9.95'	
	<u> </u>		

PROPERTY LINE & RIGHT OF WAY EASEMENT LINE BUILDING SETBACK LINE

	CENTER LINE
→	DIRECTION OF FLOW
CATV	EXISTING CABLE TV LINE
— E— —	EXISTING ELECTRIC LINE
g	EXISTING GAS LINE
— ss — —	EXISTING SEWER LINE
— BD — —	EXISTING STORM LINE
— т— —	EXISTING TELEPHONE LINE
— w — —	EXISTING WATER LINE
	PROPOSED CONCRETE HARDSCAPE
	BBSBSSES 10

PROPOSED AC

FINSIH SURFACE MODULAR WETLAND SYSTEM PLANTER AREA PROPERTY LINE PROPOSED UNDERGROUND UGD SANITARY SEWER

ESM1

BUILDING CENTERLINE

DRIVEWAY

EASEMENT

EXISTING

FINISH FLOOR

FINISH GROUND FIRE HYDRANT



TRACT MAP NO. 17915 CITY OF NEWPORT BEACH



Residences at Newport Center

150 Newport Center Drive

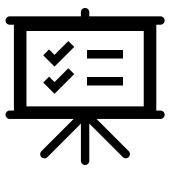


Study Session

May 6, 2021

Overview

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









Prior 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

Proposed Project





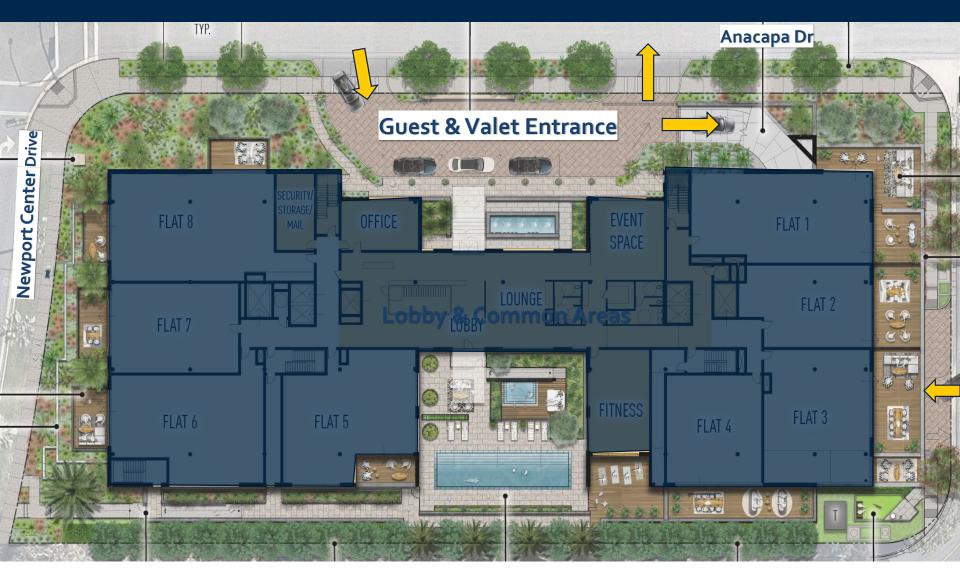
Entitlements

- 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







P.M. Peak

Hour Trips

2.3

42

44.3

>100

No

A.M. Peak

Hour Trips

3.3

21

24.3

>100

No

Statistical Area I 1	

Allowed

Dwelling Units

28

72

100

>100

No

Statistical Area L1						
	Increase in	Increase in	Increase in	Increase in		

Allowed Floor

Area (sq. ft.)

0

16,800

16,800

>40,000

No

Proposed Project

80% of Prior

Combined

Amendments

NB Country Club

TOTALS

Section 423 Thresholds

Vote

2. Vivante Senior

Housing

CEQA Review

- Draft Environmental Impact Report (DEIR)
 - 45- Day Public Review Period
 - April 29th to June 14th
- 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

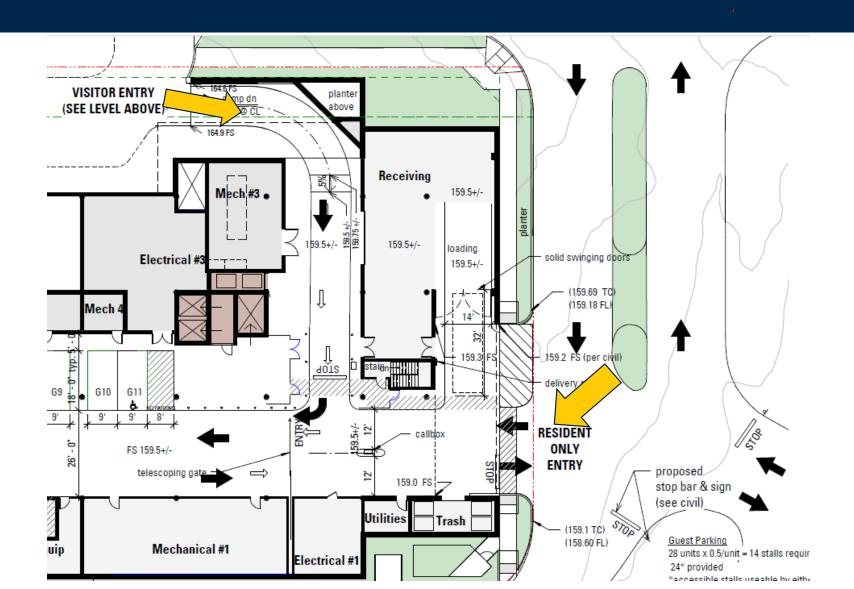
Liz Westmoreland

949-644-3234

lwest more land @newport beach ca.gov

www.newportbeachca.gov

Applicant Presentation







Newport Beach Planning Commission Study Session Thursday, May 6th

OUR TEAM















OUR REQUEST

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



COMMUNITY MEETINGS

APRIL 13TH SPON

APRIL 27TH Harbor View Hills Community Association

Upcoming

MAY 19TH Irvine Terrace Community Association



PROJECT OVERVIEW





PROJECT LOCATION – 150 NEWPORT CENTER DRIVE

PROJECT STATS

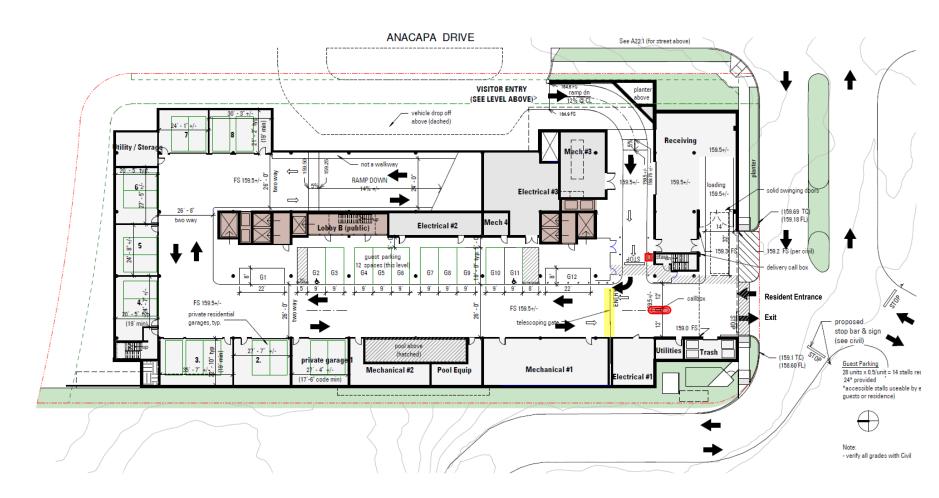
Total Lot Area 54,959 SF Approximately 1.26-AC

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

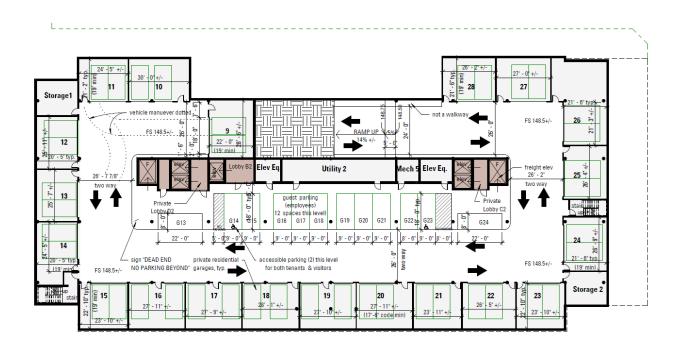




ILLUSTRATIVE SITE PLAN



TRAFFIC CIRCULATION PARKING LEVEL 1



TRAFFIC CIRCULATION PARKING LEVEL 2

ARCHITECTURE





PERSPECTIVE FROM ANACAPA DRIVE



PERSPECTIVE FROM NEWPORT CENTER DRIVE

STONE EXTERIOR CLADDING

PRIMARY

ACCENT



MAHOGANY COLOR

- EXTERIOR SOFFITS
- VENTS & LOUVERS



ZINC COLOR

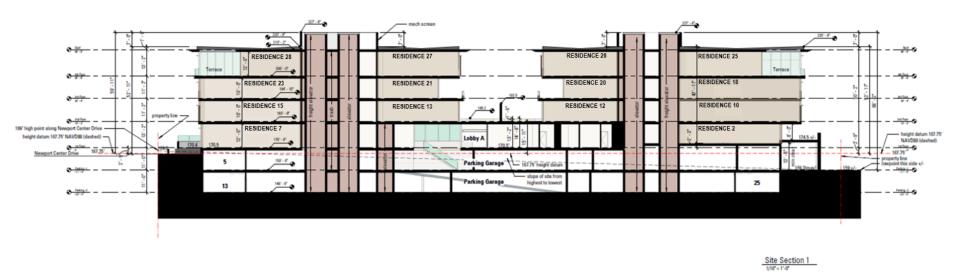
- MECH. SCREEN
- FACIAS
- STOREFRONT
- COLUMN WRAPS



BLUE/GREEN GLASS



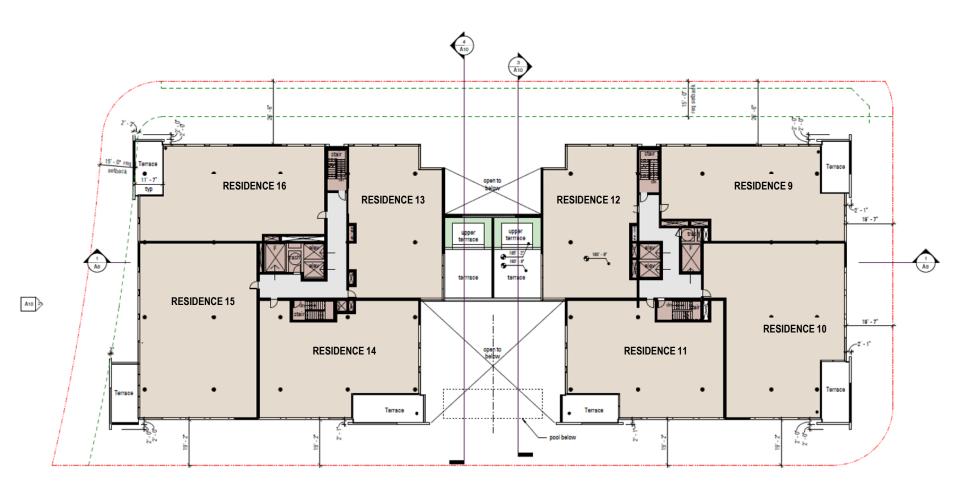
COLOR AND MATERIALS



SITE SECTION 1



ILLUSTRATIVE SITE PLAN



SITE PLAN - SECOND FLOOR



SITE PLAN - THIRD FLOOR



LANDSCAPE

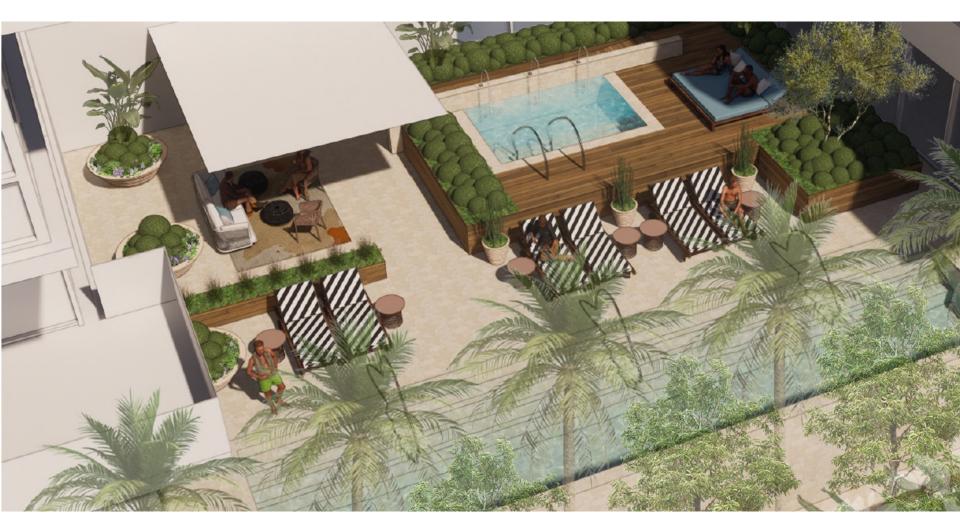




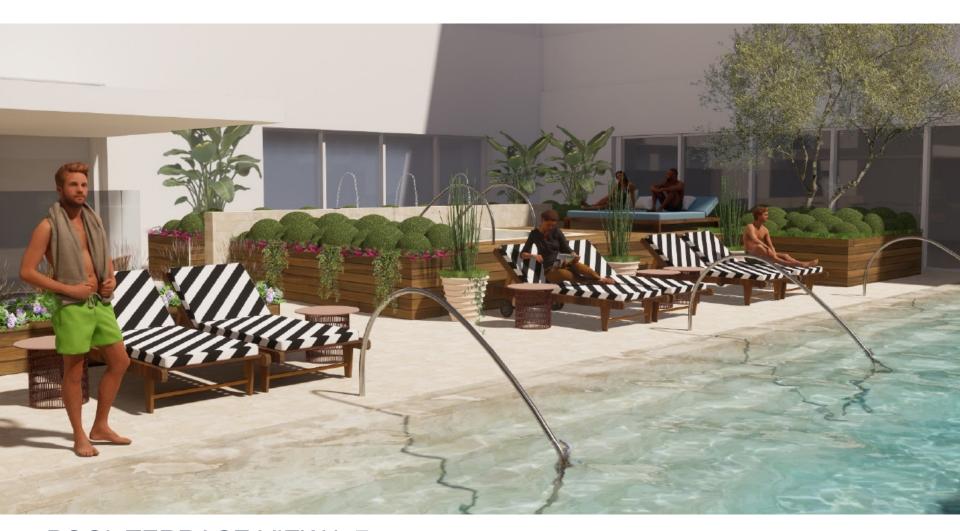
ILLUSTRATIVE SITE PLAN



ENTRY VIEW L.4



POOL TERRACE VIEW L.6



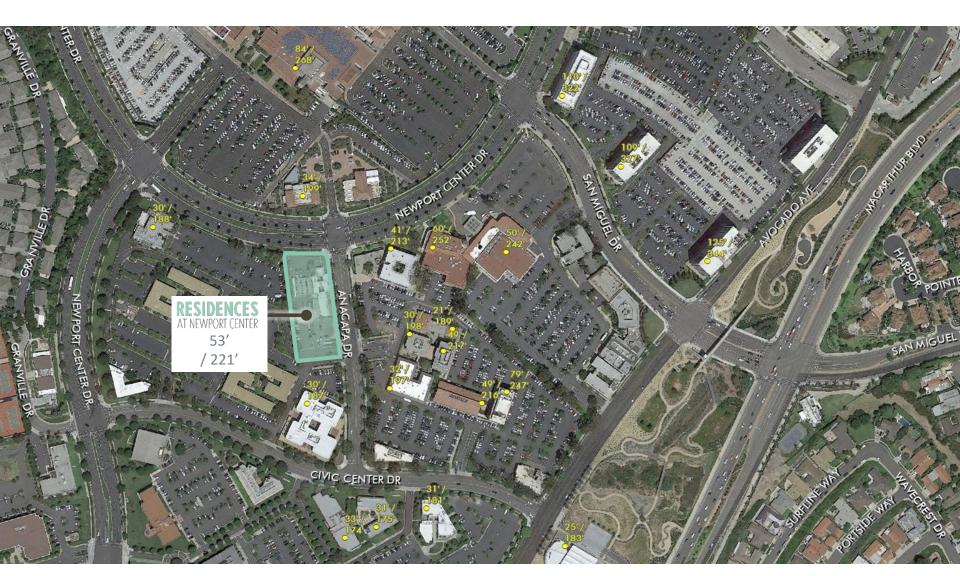
POOL TERRACE VIEW L.7



POOL TERRACE VIEW L.8

VIEW SIMULATIONS

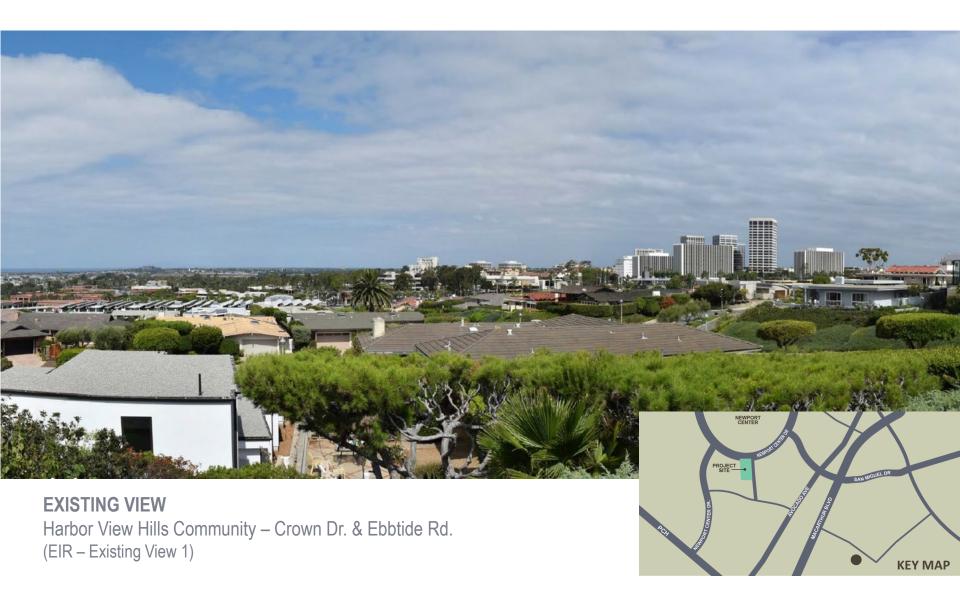


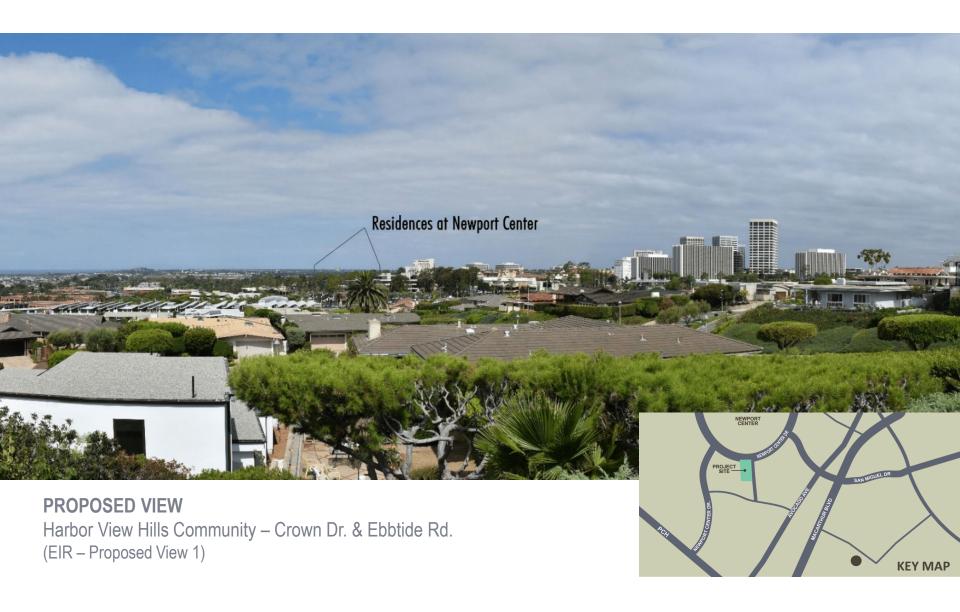


SURROUNDING BUILDING HEIGHTS

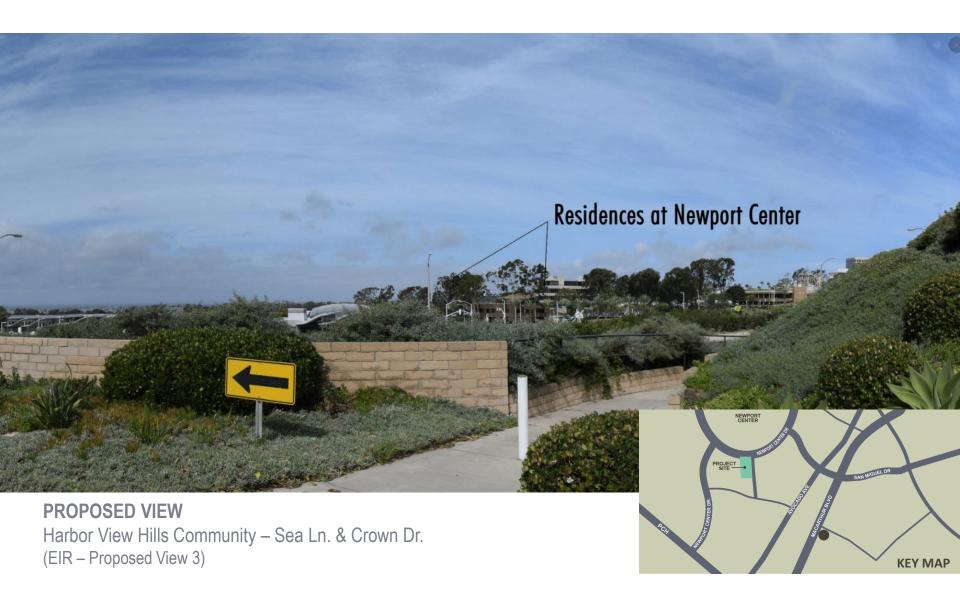


SURROUNDING BUILDING HEIGHTS









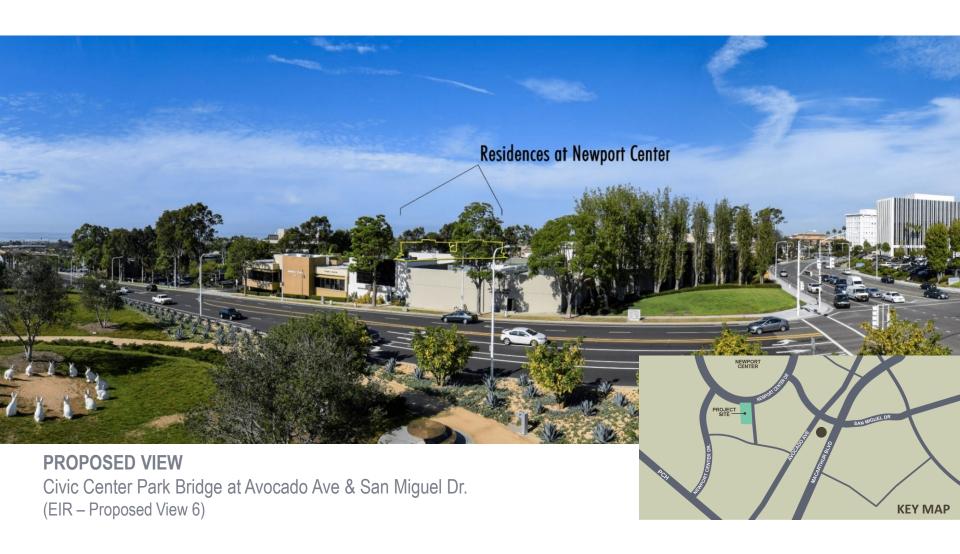


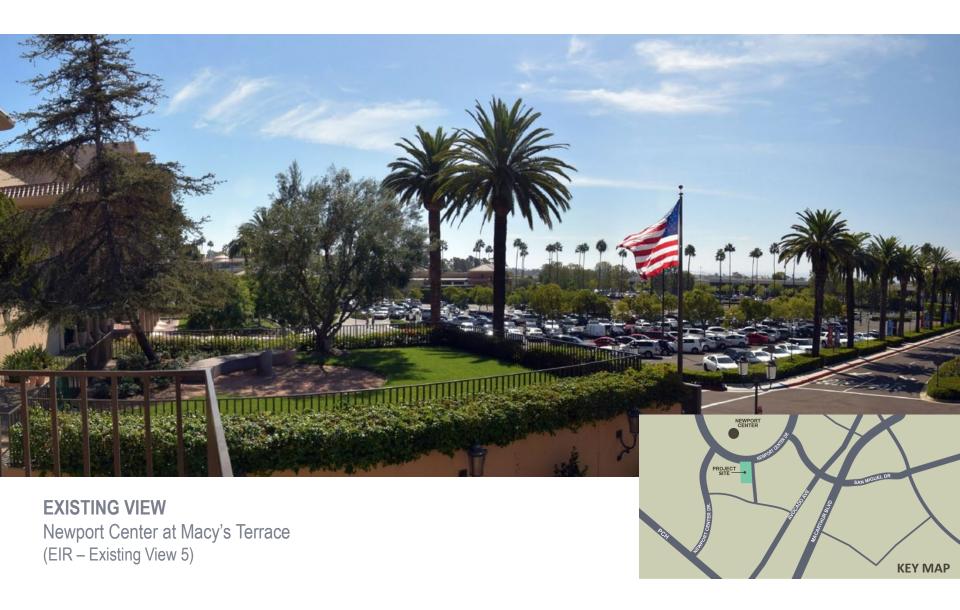


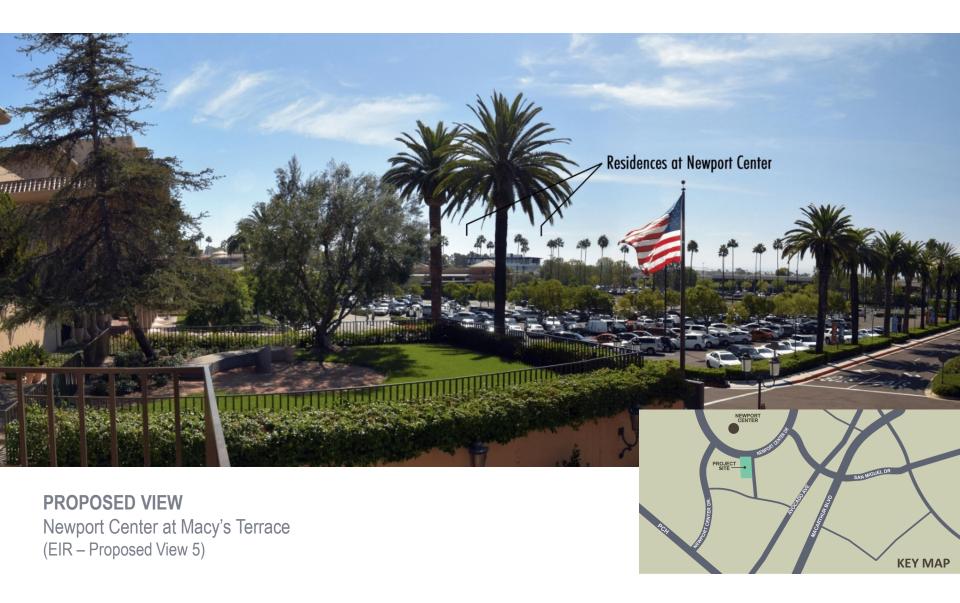






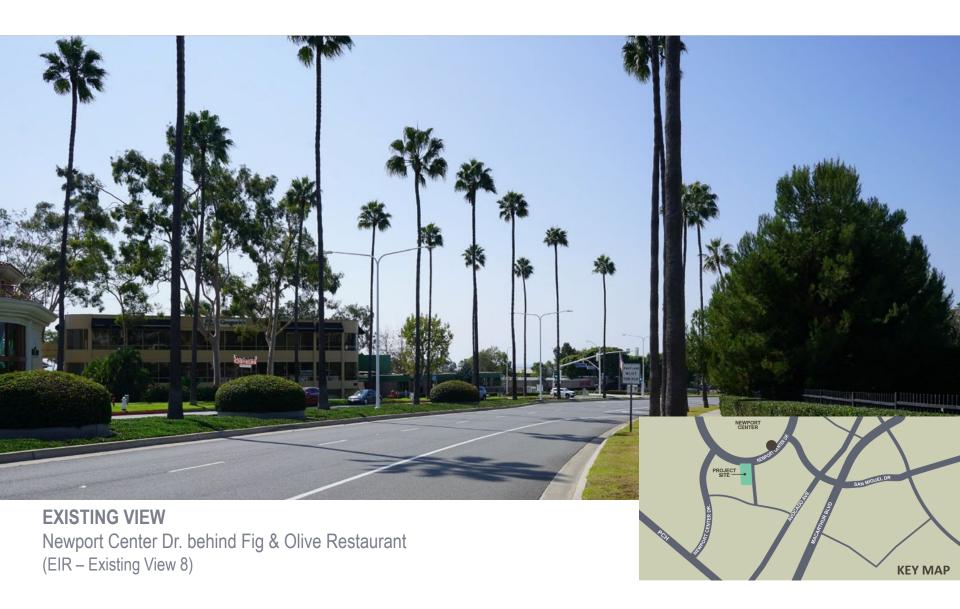


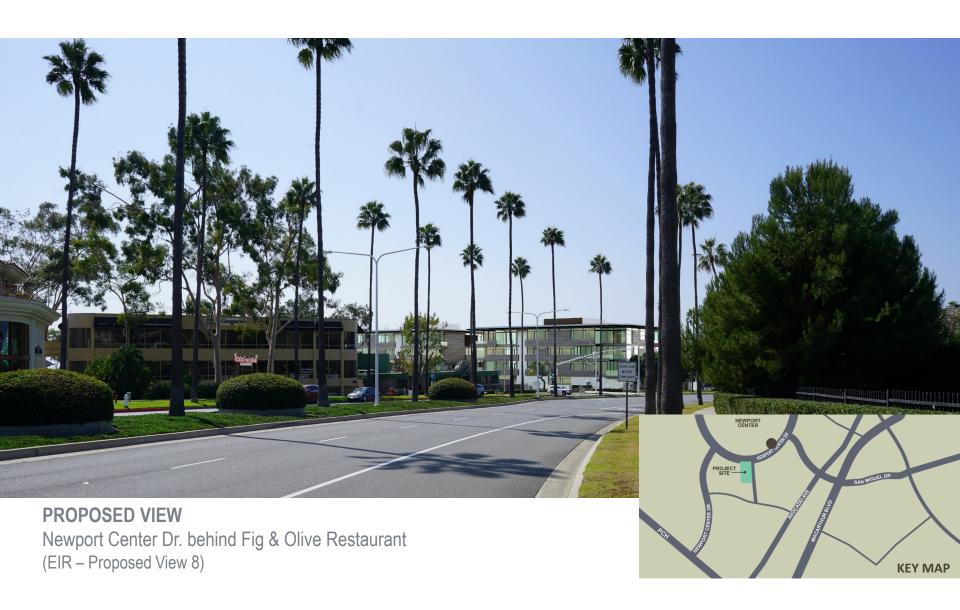












CONCLUSION



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







THANK YOU