

NEWPORT CENTER VILLAS Project Description

The Newport Center Villas Planned Community Development Plan (PCDP) is composed of 49 condominium homes totaling 164,058 square feet. The unit mix will include 10 residential townhomes, 35 residential flats on levels 3 through 6 and 4 penthouses on level 7. Floor to floor heights in the townhomes and 35 residential flats shall be approximately 10 feet and the penthouse floor to floor heights shall be approximately 12 feet. Level 7 will also have a club room with an appointed kitchen allowing tenant catering, fitness room/spa and a swimming pool.

The residential homes are designed to allow residents to embrace the coastal California lifestyle as the design integrates indoor / outdoor living with expansive openings from which elegant French sliding doors open to Juliet Balconies. Design of the opening creates the opportunity for homes to integrate traditional living spaces as interior patio's that celebrate panoramic ocean and city views and open the space to the celebrated climate. The project is located at the southwest intersection of Newport Center Drive and Anacapa Drive in Newport Center in the heart of Newport Center. The vision presented in the conceptual plan is for a luxury residential enclave intended to integrate a sophisticated urban lifestyle within a timeless building design.

The main driveway entry shall have a porte-cochere and is approximately 26 feet wide at the property line and approximately 26 feet in front of the lobby entrance. The lobby shall have a concierge to provide services to residents such as U.S. mail delivery, package delivery and mailing, receiving food delivery and meeting guests. There shall be optional valet service for the residents and mandatory valet service for the guests. The guest parking spaces are accessed by the valet via a one way internal ramp at the south end of the driveway and the parking spaces are at the B-1 level. Valet service shall return the vehicles to the front entry via the main entry on Anacapa.

In conformity with the Land Use Element of the General Plan, the ground floor townhome residences shall have large front porches and resident entries wherein direct physical and visual connection is established with the public realm. Connections to the public realm are further reinforced along Newport Center Drive with an entry to the project's pedestrian boardwalk, a communal dog park and a social gather space at the corner of Anacapa. The roof profiles shall be modulated to reduce the scale of the structure and to provide visual interest and variety. Building mass will not appear to be a single monolithic structure to the observer. Building design deliberately breaks building mass into two building enclaves that are linked together by a distinctive structure of glass and metal. The central building link steps down in height revealing a series of terraced residential amenities that further breaks the building mass and reinforces the concept of a crystalline bridge visually linking two residential enclaves.

The project is designed for 3 levels of parking below grade. Level B-1 is partially at grade on the southern edge to allow tenant access, moving van access and general delivery. The ceiling height at this level shall be approximately 11 feet. Each residential home will be provided with a private 2-car garage.

The establishment of a Planned Community Development Plan is regulated by chapter 20.56 (Planned Community Development District Procedures). It allows for the diversification of uses as they relate to each other in a physical and environmental arrangement while ensuring substantial compliance with the spirit, intent, and provisions of the Zoning code.

The project site is 1.26 acres in area. Section 20.56.020 (Area Requirements) of the Zoning Code identifies a minimum acreage requirement of 10 acres of improved land area for the establishment of a PC District. Newport Center Villas is requesting a waiver of the minimum acreage requirement and a waiver would be necessary to establish the proposed PC. A Planned Community is appropriate for the proposed project to ensure broader coordination and consistency with the surrounding neighborhood, including a higher level of architectural quality supporting the Newport Center environment with pedestrian connectivity.

The waiver takes into account the broader context of Newport Center as a whole. The proposed project is located within an existing larger urban development community wherein the development standards are appropriate for the urban project to ensure the project remains compatible and complements to the existing commercial and office environment. Newport Center Villas Planned Community would provide for a coordinated, comprehensive project and would establish a specific set of standards and procedures for implementation and continuation of dwelling units within Newport Center while insuring substantial compliance with the spirit, intent, and provisions of the Zoning Code.

The goal of the waiver is to create a residential community that not only supports a higher level of architectural expression, but also a strong sense of place and connection to the surrounding Newport Center. Concentrating residential development in existing commercial developed areas provides more opportunities for people to live near places where they work.

The setbacks for this site have been modified to allow for less massing and a smaller footprint. This footprint includes not only the perpendicular setback from the property lines but also additional setback of the four corners of the building that has multiple corners that allows the building to have less massing. Aesthetically, the vertical elements of the façade provide articulation, reveals, clean roof lines and two enclaves to provide an architectural quality not enjoyed by the rectangular office buildings throughout Newport Center. The building design will complement, enhance and be compatible with the adjacent properties.

The proposed PC Text provides for a 75 foot height limit to allow the intensity of land use making the project more viable from a financing standpoint and it allow more open space based upon the increased setbacks.

The density of the project is 39 units per acre and the excavation will include exportation of approximately 51,600 cubic yards of soil.

Along the project's western edge grade falls from the north to the south exposing a portion of the parking garage wall. Along this exposed portion the design allots a 3' landscape pocket to ameliorate the structure similar to many parking walls throughout Newport Center. Above the

garage the podium deck will have a planter and walkway that extends over the landscape pocket of the western edge.