

Attachment PC 3

Applicant's Project Description Letter

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Westcliff (Chatham Place) Residential Community
1501 East 16th Street
Newport Beach, California (APN 117-811-18)

On behalf of DR Horton, we respectfully submit this project description for the proposed residential community located at 1501 East 16th Street within the City of Newport Beach, California.

Project Location and Existing Conditions

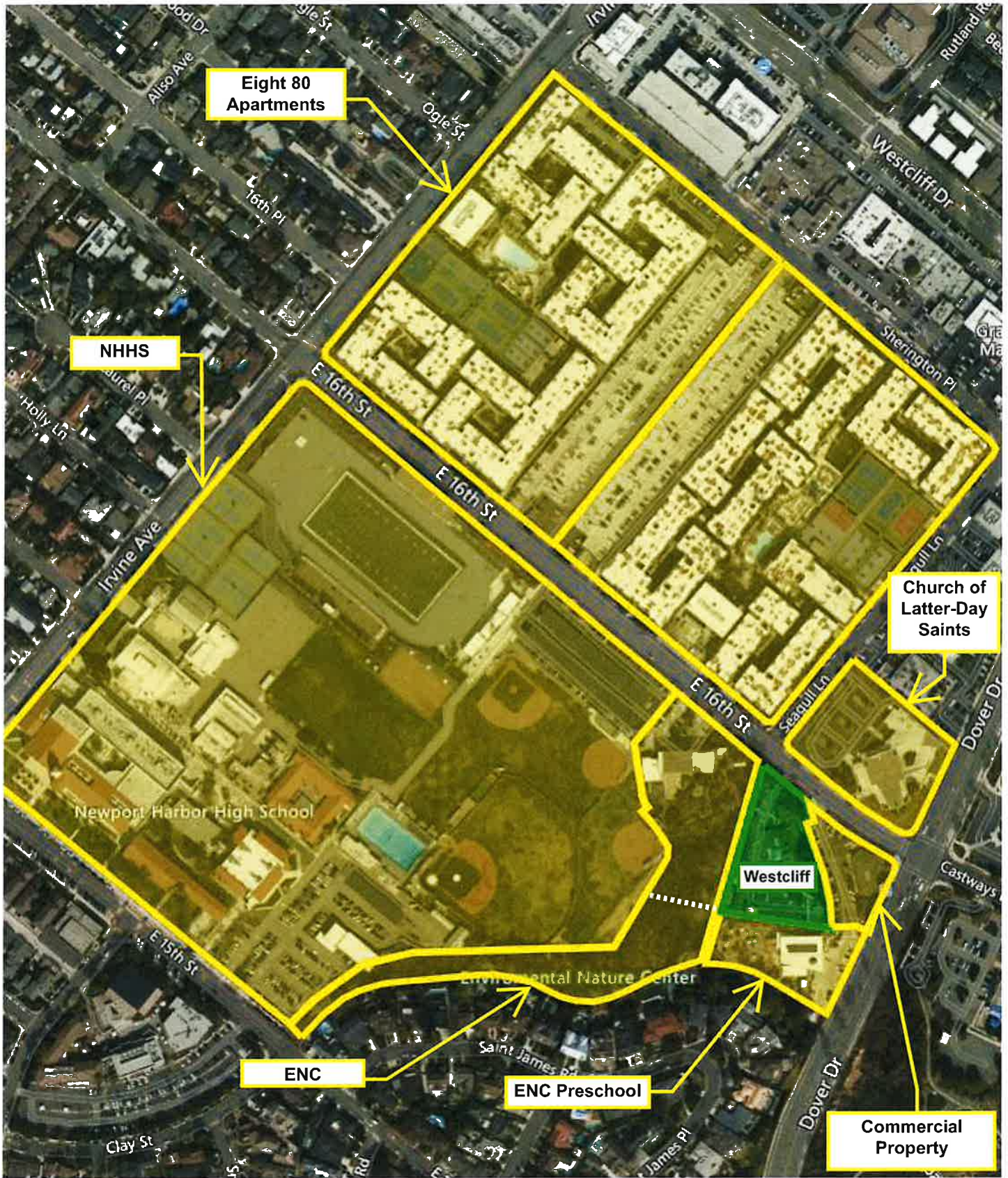
The subject property is located within a highly urbanized area of Newport Beach and is currently developed with three buildings constructed in 1958. The site has historically operated as a medical rehabilitation facility, which is no longer in service. The buildings are presently vacant. The property is secured, gated, and maintained by the owner.

The site is bordered by the Environmental Nature Center (ENC) to the west, 16th Street to the north, the ENC Preschool to the south, and an existing commercial property to the east. Within approximately 300 feet of the site are Newport Harbor High School, an existing apartment community, surrounding residential homes, and a church facility. The project site is part of the City’s Housing Overlay District and is designated General Commercial Office (CO-G) with Office-General zoning.

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Proposed Project

The proposed project involves demolition of the existing commercial buildings and associated parking areas to facilitate construction of a 30-unit, for-sale, market-rate townhouse community. The development will consist of five three-story residential buildings organized around pedestrian pathways and shared open space areas designed with passive amenities.

The project complies with the City's Housing Overlay and Objective Design Standards (ODS). The required minimum density of 20 dwelling units per acre is satisfied, with the project proposing 30.24 dwelling units. This calculation is based on the revised NET acreage of 1.512 acres. The permitted maximum density under the Overlay is 50 units per acre, and the maximum building height is 65-feet.

The proposed maximum height to rooftop deck floor is approximately 33' 6", with stairwell enclosures (roof peak) extending to approximately 43'-6" feet. Ceiling heights on each floor are approximately 9 feet 1 inch. Each unit includes a private rooftop deck and second-floor recessed balcony, except for specified units in Building 400, Units 8-12 adjacent to the ENC, where balconies have been removed to enhance privacy.

Architecture

The project architecture is inspired by the Cape Cod style, characterized by symmetrical massing, side-gable roof forms, horizontal lap siding and board-and-batten detailing, vertically proportioned windows with divided lights, and soft coastal color palettes.

Product Mix and Technical Information

The community includes two five-plex buildings, one six-plex building, and two seven-plex buildings.

Nine distinct floor plans range from approximately 2,088 to 2,401 square feet. All homes feature three bedrooms, two to three full bathrooms, additional powder rooms in some units, and enclosed two-car garages. Individual trash service will be provided; no common dumpsters are proposed.

The ceiling heights of each floor are: First floor = 9'-1", Second floor = 9'-1" and Third floor = 9'-1" Finish floor of roof deck is approximately 33'-6" above the ground level finish floor. Top of doghouses are +/- 10' above the roof deck level finish floor, and approximately 43'-4" and 43'-6" above the ground floor level finish floor (depending on the building).

Dog houses (Roof deck stairwell enclosure) range from 138 to 276 square feet. Roof re-designed to reduce height to accommodate ENC. The re-design lowered the overall height at the peak by about 1.5 feet and created a steeper roof slope lowering the clerestory windows by about 2 feet. This resulted in less massing on the doghouses overall.

Roof top decks for Building 300 and 400 have been re-oriented to the east side of roof from the west side to accommodate ENC.

Private and Public Open Space

Private Open Space Required: 4,666 square feet. Provided: 10,938 square feet. 5% of gross floor area, Min. 6' (Rooftop decks and balconies)

Public/Common Open Space Required: 2,250 square feet. Provided: 3,238 square feet. 75 SF/unit (min. 10').

Second-floor balconies range from 86 to 119 square feet. Rooftop decks range from approximately 258 to 318 square feet. Balconies for Units 8-12 (Building 400) have been removed to further address potential noise concerns raised by ENC.

Window size of Lots 1,23,30 side elevations facing ENC Pre-School are 2'x2' with sill heights of 6-foot above finish floor or in stairwells to address privacy concerns by the ENC's Pre-School.

Site Planning and Infrastructure

Overall Drainage and Utility Connections:

With the introduction of a water quality component, low flows are infiltrated in the northwest corner of the site, where the infiltration rates are highest. The onsite drainage system for higher flows will match existing flow paths. Flows up to the 25-year design storm event are directed through an existing private storm-drain connection to the southeast corner of the site. Flows over the 25-year design storm event are run overland to the south, matching the current drainage path.

Points of connection for water and sewer will connect to 16th Street. This system will be a public system.

Access to the community will be from the existing driveway approach from 16th Street. The site includes two (2) private streets meeting the City standard 26-foot curb-to-curb clearance. Required vehicle turn-around areas are included. In consideration of the south property line abutting the pre-school an enhanced 8-foot fence/wall is proposed. To the

west (ENC) will also include an enhanced 10-foot wall/fence to promote privacy between the development and ENC's operations.

Enhanced landscaping, product, and site planning modifications are being implemented addressing visual and noise concerns shared by ENC.

To address noise and visual concerns raised by ENC, the following measures are to be implemented:

1. Planting several 48" box trees along Horton's westerly boundary to strategically provide screening in locations where enhanced landscaping is needed between ENC and Horton's new residents. The trees will be approximately 20-feet in height at planting and projected to grow to 30-foot in height within 10 years.
2. To address concerns raised by ENC. Horton redesigned the roof-top stairwell enclosure reducing the total building height to approximately 43'-6" from 45'-0" In addition the roof pitch of the roof enclosure was re-designed to reduce the massing towards ENC. This modification was carried through all the buildings to remain consistent.
3. To address concerns raised by ENC Horton re-designed the roof top decks overlooking ENC, "flipping" the roof top decks oriented to the east away from ENC This modification will apply to all units facing ENC. In addition, a 6-foot wall is designed to preclude any view intrusion upon ENC from the re-located decks.
4. To address concerns raised by ENC, Horton eliminated the recessed balconies from units 8-12 (Building 400) that directly overlooks ENC's "gathering area" used by ENC for their forums, social functions, and other activities.
5. Horton's westerly boundary facing ENC includes a 10.5 to 12.5 foot setback from Horton's property line that will allow Horton to plant landscaping to further shield ENC from the residential buildings. The city does not have side yard setback requirement.
6. To address concerns raised by ENC, Horton agreed to install a new ten 10-foot fence/wall on top of a retaining wall ranging from 0 to 4-feet that will result in an overall fence/wall height (between ENC and the new residents) from 10 to 14 feet. The fence/wall will replace a chain link fence that offered no privacy to ENC. ENC had requested a 20-foot wall which would have blocked any view from the residences and was too tall for the provided setbacks of only 10.5 to 12.5 feet.

7. Horton's southerly rear setback facing ENC pre-school complies with the City's twenty 20-foot building setback in addition to ENC's property line setback results in a 40-foot "building to building" separation (ENC school to closest Residential unit).

Additionally, Horton's site plan design includes only three "side" elevations facing ENC (one which partially overlooks ENC's parking lot).

8. To address concerns raised by ENC Horton is planting large 48" box trees along Horton's southerly property line to further screen the Pre-School from the residences. This enhanced planting plan will augment the pre-school's existing mature landscaping, including ENC has recently planted several new oak trees that can mature to 100-feet in height.

9. To address concerns raised by ENC, Horton will install a 8-foot fence/wall at Horton's PL which is located at the top of an existing slope replacing an existing 6-foot chain link fence that provided no privacy between the Pre-School and the existing medical buildings.

10. To address concerns raised by ENC, Horton has agreed to modify the placement and sizes of the windows at a sill height sufficient to prevent viewshed towards the pre-school. (only on the "side" elevations facing ENC Pre-School).

The project complies with the required on-site guest parking providing nine (9) parking spaces at the terminus of Private Driveway 'B' that accesses the perimeter walkways leading to the front doors to the buildings.

Each residence will include a 2-car enclosed garage. The adjacent 16th Street has public parking on both sides of the street project anticipates a full ingress/egress access onto 16th Street subject to the City's approval.

Preliminary Wall & Fence

Within the rear yard setback on the south side (facing the pre-school) Horton is proposing an 8-foot wall/ fence that will provide additional privacy between the residents and the pre-school. At Horton's westerly boundary (adjacent to ENC) a 10-foot wall/fence is proposed that will be placed on top of retaining wall on roughly half of the property line. The remaining half of the property line will have just a 10 foot wall/fence (no retaining wall).

The existing retaining walls located on Horton's easterly boundary adjacent to the existing commercial property will be replaced with a new (singular) retaining wall to support the development. This retaining wall will range between 2 and 12 feet and will have a tube steel fence on top to secure the residential community above. It is our intent to install new

landscaping in front of the retaining wall as permitted. The retaining wall will be installed on Horton's property line that (in place of the current wall that presently meanders between Horton's and the adjacent commercial property owner). The City requires the new wall to be located on D.R. Horton's property line as the owner of this wall. There is one section that will not have tube steel fence along the commercial property border and that is the area adjacent to the proposed open space for the Westcliff project. This area will have a solid block wall to mitigate sound and also views to the commercial parking area (as defined in Waiver #4 on page 8).

This retaining wall will be shielded from the Dover Drive public street scene and planted with vines to soften the exposure. These vines will utilize the existing irrigation of the plants between the existing retaining walls today. The existing commercial buildings and City Street trees block the majority of Horton's west facing elevations.

Dover Drive Scene

Horton's easterly facing buildings (200 & 500) are situated to the rear of the commercial building(s) parking lot. The existing buildings will substantially screen the new community from Dover Drive. Dover's existing street scene includes a city sidewalk, mature street trees that range in eight between 30 to 40 feet in height. Except for the southeast corner of the community (portion of Building 500) is exposed to Dover Drive given the existing driveway approach.

16th Street Scene

The community's access is from an existing driveway on 16th Street. The existing driveway access will be modified to accommodate the community site plan. Only two (2) side elevations will be visible from the 16th Street entry. The entry will include landscaping and monumentation. There is a required 20 foot setback on this front elevation.

Privacy and Adjacency Considerations

Substantial design refinements have been incorporated in response to coordination with the ENC and neighboring stakeholders, including reorientation of rooftop decks away from ENC, removal of certain balconies overlooking ENC gathering areas, installation of enhanced perimeter walls, use of 48-inch box trees and enhanced landscaping, and modification of window placement and sill heights to prevent direct views into the pre-school. These measures are intended to promote long-term compatibility between the new residential community and adjacent nature and educational uses.

Variations Requested

None.

Waivers Requested (Under Site Development Permit)

Waiver Request No. 1 (Exceeding total building length Ord. 20.30.040 -Buildings 400 & 500

Building length is limited to 150-feet. Building 400 measures 155'-10" and Building 500 164-feet respectfully. Thereby, exceeding the standard from 5'-10" to 14'-0 feet. To abide by the standard would require to "split" both buildings which then would require a ten foot (10-foot) building separation. In doing so would decrease the total lot area that would defeat the ODS by meeting the required 20 units per acre minimum. Building 400 is situated along the western boundary that is secluded from public right of way with exception of the side elevation facing 16th Street. Building 400 side elevations include utility cabinets and second floor cantilevers that provide modulation and massing relief. Building 500 is situated along a curvilinear angle rather than a straight line. This curvature results in a 10-degree break which helps to diminish the massing of the building. Further, a 10-foot building separation is required between Building 200 which splitting Building 500 would again prohibit compliance with minimum density requirements (20/du/ac). However, the additional 14-feet will not create an unsightly massing impact Dover Drive Street scene: Building 500 includes a 10-percent angle and is not adjacent to Dover Drive. Furthermore, Building 500 is substantially shielded by the existing commercial buildings and mature (30 to 40 foot) street trees within Dover Drive between the building and Dover Drive street scene.

Waiver Request No 2 (Landscape and Paving Zone "LPZ")

The LPZ which is placed between the driveway and the building requires a landscaping area 3-foot in depth referred as the "LPZ" (without trees). The project complies with this requirement except for Lot. 24 (Building 500) which provides 1'-8" because at this location a building "pinch" point occurs due to Fire turn radius on the back side. The building is locked for fire safety reasons on both sides. Ladder pad area in front of the building and fire turn radius minimum on the rear of the building. This "one" area will be planted with shrub suitable for its size.

Waiver Request No 3 (Horizontal Modulation)

The project includes more than two recesses and projections of all building types. One recess is to allow for a second-floor covered deck. This provides the future home buyer with much desired personal open space and breaks up the horizontal flat wall plane at the second floor (use of covered balconies). The design also includes City requested 6" projections along the third floor to allow for a more visual interest while furthering the intent of this requirement to modulate the overall building length.

Waiver Request No 4 (Sub-Section G – Common Open)

The proposal includes common open space that will provide passive recreation for the residents. This open space faces the existing commercial uses located to the east. The commercial use is an existing private gym with parking between the gym and the proposed development. Adhering would otherwise decrease the open space by 10-feet detrimental to the purpose of the common open space. Alternatively, to shield the subject open space from noise, we propose a solid 6-foot wall panel in this location including landscaping that will be provided along the edge. This will mitigate noise and visual intrusion without the need for a dense landscape buffer.

Waiver Request No. 5 (Residential Fronts J.3.iv)

Not all buildings meet the 20% glazing requirement for the ground and upper floor facades. The glazing percentages and total number of windows provided for each building type are as follows:

Building Type 100 = 19.97% (56 total windows at front elevation)

Building Type 200 = 21.50% (56 total windows at front elevation)

Building Type 300 = 19.97% (67 total windows at front elevation)

Building Type 400 = 19.98% (67 total windows at front elevation)

Building Type 500 = 17.92% (79 total windows at front elevation)

Of the four buildings that do not meet the requirement, three of four are "a fraction" of a percent from compliance, and the fourth (Building Type 500 -2.08% off) provides the greatest number of windows (79). Adding additional glazing to the building to meet the 20% requirement will have an impact to the structural shear wall capacity and reduce energy efficiency within the dwellings. The architect also feels there is more than enough light coming into each of these units based on the current design.

Community Outreach

DR Horton has actively engaged with the Environmental Nature Center, the ENC Preschool, adjacent commercial property owners and tenants, and the Newport-Mesa Unified School District. Additionally, written communications have been sent to seven (7) residents within a 300-foot radius that have (to date) resulted with no responses. Outreach efforts will continue prior to Planning Commission review.

DR Horton extended to both ENC and GLOW to participate in community meetings to discuss and collect comments and concerns. ENC declined Horton's invitation citing there remained issues and premature to accept Horton's invitation. GLOW also declined citing they are adequately informed and prefer only to participate in public hearings.

Horton has organized a public meeting to be held at Newport Lutheran Church on May 12, 2026. In addition to the seven (7) residences located within a 300-foot radius, Horton hand delivered over 60 additional invitations in the St James neighborhood. At this community meeting Horton will present the proposal, answer questions and collect input,

Conclusion

The proposed 30-unit residential community replaces an obsolete, vacant commercial facility with thoughtfully designed housing consistent with the City's Housing Overlay District and Objective Design Standards. The project delivers homeownership opportunities in a well-located urban setting while incorporating meaningful design refinements to promote compatibility with adjacent educational and community uses.

We respectfully request Staff's consideration and support of this proposal.

Sincerely,

Dan Boyd

Vice President - Entitlements
DR Horton