



CITY OF NEWPORT BEACH

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CONDITIONS OF APPROVAL

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DATE: January 2, 2025

SUBJECT: City of Newport Beach Conditions of Approval for the Proposed Residential Condominium Project located at 960 W 16th Street in the City of Costa Mesa (VTTM 19345)

The proposed residential condominium development is located at 960 W 16th Street in the City of Costa Mesa. Although the proposed project is in the City of Costa Mesa, the project fronts W 16th Street which is in the City of Newport Beach. The proposed project takes access and provides numerous utility connection within the City of Newport Beach. The following are City of Newport Beach conditions of approval for the proposed residential development located at 960 W. 16th Street in the City of Costa Mesa:

Community Development Department:

- The applicant/developer shall provide a minimum 6-foot-wide sidewalk with a 3-foot-4-inch parkway along the entire W 16th Street frontage in accordance with the City of Newport Beach's West Newport Mesa Streetscape Master Plan. All plantings within the parkway and within the private landscaped setback area in front of the private retaining wall shall be selected in accordance with the palettes provided within Section 5 (Landscape and Streetscape Amenities) of the Master Plan.

Fire Department:

- All fire lanes shall be consistent with City of Newport Beach Fire Department Guidelines and Standards.

Utilities Department and Public Works Department:

- The applicant/developer shall obtain approval from Costa Mesa Sanitary District as the service provider for the area. The applicant/developer shall obtain an encroachment permit for the proposed sewer connections to the City's sewer main. All construction shall be per City of Newport Beach standards. The proposed sewer design is subject to further review and approval by the City of Newport Beach.
- On-site sewer system shall be privately owned and maintained, including the proposed pump station and force main.
- On-site storm drain system shall be privately owned and maintained.
- The proposed storm drains within the W 16th Street right of way will not be owned or maintained by the City of Newport Beach. A license and maintenance agreement between the City of Costa Mesa and the City of Newport Beach shall be obtained prior to construction of the proposed storm drain. This is similar to the existing development located directly west of the proposed development. (see attached agreement for the existing development). The proposed storm drain shall be constructed to City of Newport Beach standards. The proposed storm drain design is subject to further review and approval by the City of Newport Beach.
- Water service shall be provided by Mesa Water District. Mesa Water District is the service provider for this property.
- A privately owned streetlight shall be installed on private property at the intersection of the private driveway and W 16th Street.
- The proposed parkway drain located at the westerly side of the property for emergency overflow shall be redesigned to accommodate a directly connection to the proposed new storm drain within W 16th Street. This connection shall be covered by the license and maintenance agreement between the City of Costa Mesa and City of Newport Beach. The proposed storm drain connection shall be constructed per City of Newport Beach

standards. The proposed storm drain connection design is subject to further review and approval by the City of Newport Beach.

- The applicant/developer shall remove the 4 existing Ficus trees within the W 16th Street right of way along the project frontage. The applicant/developer shall install 4 new 36-inch box street trees along the W 16th Street right of way along the project frontage. The new street trees species shall be consistent with City of Newport Beach City Council Policy G-6, Maintaining and Planting of Parkway Trees. Size, species and location shall be subject to further reviewed and approval by the City of Newport Beach.
- The applicant/developer shall reconstruct the curb, gutter, and sidewalk along the entire W 16th Street project frontage per City of Newport Beach standards.
- W 16th Street is on the City of Newport Beach street-cut moratorium list. The applicant/developer shall repair W 16th Street per the City of Newport Beach moratorium standard 106-D.
- All improvements within the W 16th Street right of way shall be per all applicable City of Newport Beach standards. All proposed improvements within the W 16th Street public right of way are subject to further review and approval by the City of Newport Beach.
- The applicant/developer shall install the proposed project driveway along W 16th Street per City Standard 160.
- The applicant/developer shall obtain an encroachment permit from the City of Newport Beach for any work with the W 16th Street public right of way.
- The applicant/developer shall obtain a temporary street and sidewalk closure permit for any proposed closures within the W 16th Street public right of way.
- Electrical transformers shall be prohibited from the W 16th Street public right of way.

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- Existing power pole and overhead power lines located at the easterly property line within the W 16th Street right of way shall be removed.
- A trench drain shall be installed across the project driveway at W 16th Street within private property.