



Hugh Nguyen  
Clerk - Recorder

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COMMUNITY

JUL 09 2013

Orange County  
Clerk-Recorder's Office  
12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702  
web: [www.oc.ca.gov/recorder/](http://www.oc.ca.gov/recorder/)  
PHONE (714) 834-2500 FAX (714) 834-5284

DEVELOPMENT  
92702  
CITY OF NEWPORT BEACH

CITY OF NEWPORT PLANNING DIVISION  
3300 NEWPORT BOULEVARD  
NEWPORT BEACH, CA 92617

Office of the Orange County Clerk-Recorder  
**Memorandum**

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 05/17/2013

**It remained posted for 30 (thirty) days.**

Hugh Nguyen  
Clerk - Recorder  
In and for the County of Orange

By: Trejo, Ernesto Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county \*\*\* in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted \*\*\* within 24 hours of receipt in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

\*\*\* Thereafter, the clerk shall return the notice to the local lead agency \*\*\* within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by \*\*\*



\* \$ R 0 0 0 5 8 6 8 8 0 8 \$ \*

201385000370 9:51 am 05/17/13

46 SC3 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00 -

**Notice of Exemption**

**FILED**

<b>To:</b> County Clerk County of Orange Public Services Division Santa Ana, CA 92702 BY: <u>DA</u> DEPUTY	<b>From:</b> City of Newport Planning Division 3300 Newport Boulevard P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200 
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**MAY 17 2013**

HUGH NGUYEN, CLERK-RECORDER

**Project Title:** Fashion Island Restaurant Monument Signs (PA2013-040), Modification Permit No. MD2013-003

**Project Applicant:** Irvine Company, John Murphy, 101 Innovation, Irvine, CA 92617-3040, (949) 720-3237

**Project Location – Specific:** The project is located at 143, 151 and 951 Newport Center Drive within the Fashion Island Regional Shopping Center in the North Newport Center Planned Community. Fashion Island is shown on Exhibit 1, North Newport Center Planned Community, attached hereto.

**Project Location – City:** Newport Beach **Project Location – County:** Orange

**Description of Nature, Purpose and Beneficiaries of Project:** On May 16, 2013, the Zoning Administrator approved a modification permit to allow the construction of three freestanding commercial monument signs to be placed at the entrances from Newport Center Drive to three restaurant pads located at 143, 151, and 951 Newport Center Drive (Pads B, C and D) as shown on Exhibit 2 attached hereto. The proposed monument signs measure 6 feet in height, 8 feet in width, and measure 34 sq. ft. in area as shown on Exhibit 3 attached hereto.

**Name of Public Agency Approving Project:** City of Newport Beach

**POSTED**

**Name of Person or Agency Carrying out Project:** Brenda Wisneski

**Exempt Status: (check one):**

**MAY 17 2013**

HUGH NGUYEN, CLERK-RECORDER

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number:** Class 11 (Accessory Structures), Sec. 15311
- Statutory Exemptions. State code number:** \_\_\_\_\_

BY: DA DEPUTY

**Reasons why project is exempt:** The City considered any potential environmental effects of the proposed project. Based on the Zoning Administrator review and all supporting materials provided, the Zoning Administrator determined that the project is exempt from further environmental review consistent with the Class 11 – Accessory Structures exemption under CEQA Guidelines section 15311. Class 11 consists of construction or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities including on-premise signs. The additional signs are accessory to the primary use of the site which is designated as Regional Commercial in the Land Use Element of the City’s General Plan. The addition of the signs is consistent with Class 11 construction and replacement of minor structures and will, therefore, have no significant environmental impact. The Zoning Administrator found the following to determine that the project is exempt from further CEQA review:

1. The modification permit is consistent with the legislative intent of Title 20, Chapter 20.52 of the Newport Beach Municipal Code with regard to modification permit regulations.
2. The granting of the permit will not adversely affect the health or safety of persons residing or working in the neighborhood of the property and will not be detrimental to the general welfare or injurious to property or improvements in the neighborhood.

**Lead Agency**

**Contact Person:** Kay Sims, Assistant Planner

**Area Code/Telephone/Extension:** (949) 644-3237

**If filed by applicant:**

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

**Signature:** *Kay Sims*      **Date:** 5.16.13      **Title:** ASSISTANT PLANNER

Signed by Lead Agency     Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

**POSTED**

**MAY 17 2013**

**HUGH NGUYEN, CLERK-RECORDER**

**BY:** *JA* **DEPUTY**

**FILED**

**MAY 17 2013**

**HUGH NGUYEN, CLERK-RECORDER**

**BY:** *JA* **DEPUTY**

FILED

MAY 17 2013

HUGH NGUYEN, CLERK-RECORDER

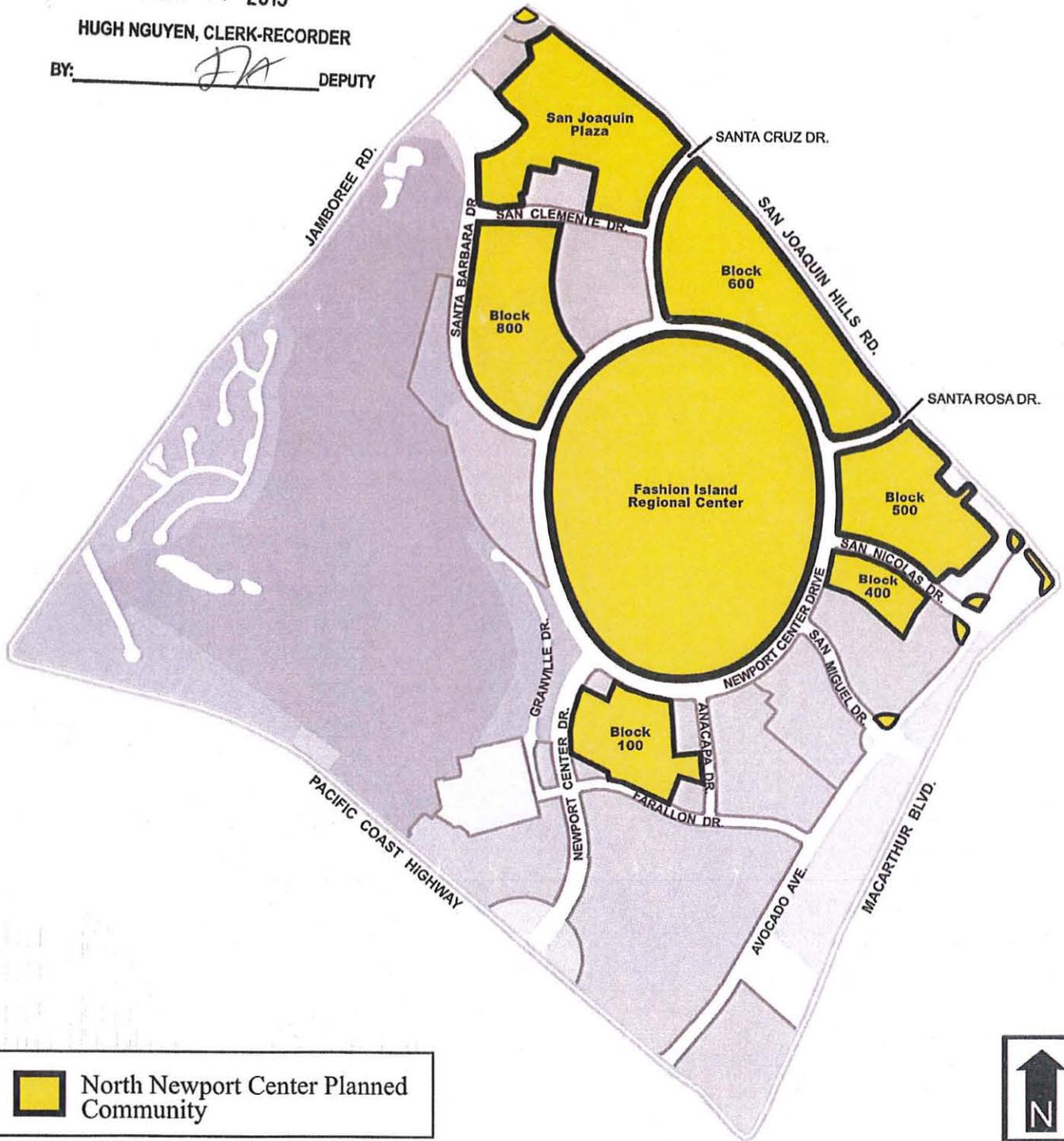
BY: *JN* DEPUTY

POSTED

MAY 17 2013

HUGH NGUYEN, CLERK-RECORDER

BY: *JN* DEPUTY



 North Newport Center Planned Community



Exhibit 1 - North Newport Center Planned Community

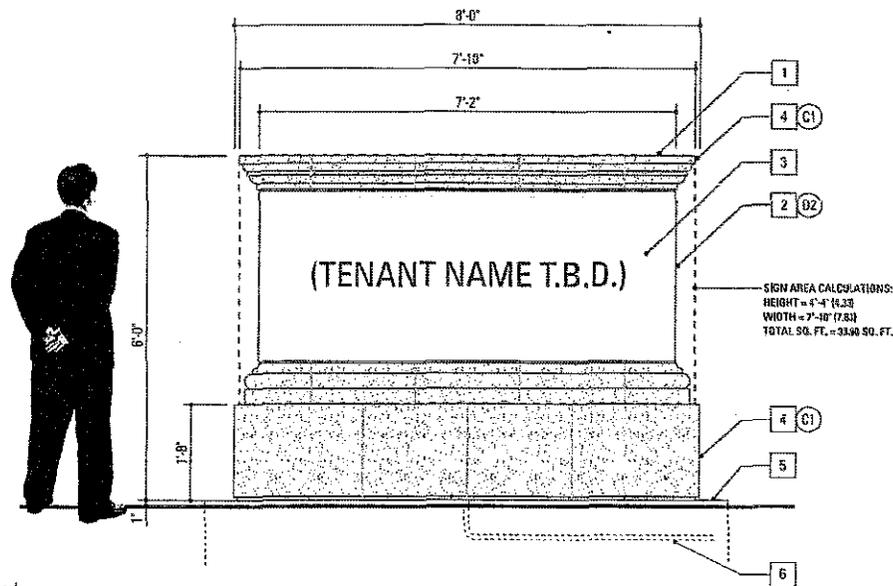


Exhibit 2 - Restaurant Pads B, C & D

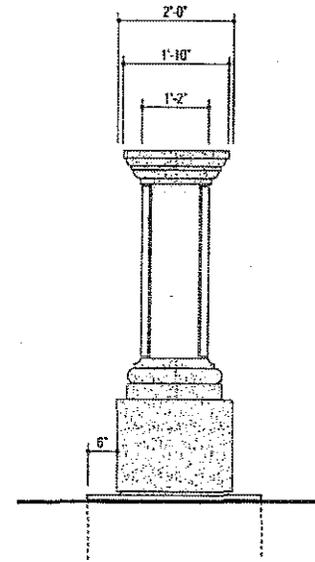
NOTES

SH03\_Prop1-14-2014

- 1 INTERNALLY ILLUMINATED FABRICATED ALUMINUM CABINET WITH FAUX PLASTER FINISH ON CAP AND BASE, REMOVABLE ALUMINUM TENANT NAME PANELS AND F.L.O. FLUORESCENT ILLUMINATION
  - 2 REMOVABLE ALUMINUM PANELS WITH PUSH-THROUGH ACRYLIC GRAPHICS, ON BOTH SIDES
  - 3 DAY/NIGHT PUSH-THROUGH ACRYLIC GRAPHICS
  - 4 CAP AND BASE WITH FAUX PLASTER FINISH AND FAUX GROUT
  - 5 CONCRETE FOOTING AND MOW-STRIP, AS REQ'D.
  - 6 277 V. ELECTRICAL FEED TO LOCATION, BY OTHERS
- 
- (C1) FAUX PRECAST FINISH TO MATCH EXISTING SIGNAGE
  - (B2) DURM EDWARDS DEB189 MILK MUSTACHE



1 ELEVATION - SIGN TYPE 4A  
 SCALE: 1/2" = 1'-0"



2 SIDE ELEVATION  
 SCALE: 1/2" = 1'-0"



**Davies Associates**

Environmental Graphics  
 Davies Associates, Inc.  
 4424 Dayton Way  
 Suite 217  
 Beverly Hills, CA 90210  
 tel 310.247.9572  
 fax 310.247.9590  
 www.daviesia.com

This drawing and the designs embodied therein are instruments of service and shall remain the property of Davies Associates, Inc. whether or not the project for which they are made is executed. They are not to be used by the Client or other projects or extensions of this project except by agreement in writing with Davies Associates, Inc.

**Fashion Island**  
 Pads B, C & D  
 Site Signage

Signage and Graphics  
 Newport Beach, California  
 Project No. 28028XX-2

Irvine Company  
 Retail Properties

Documentation 04.JS.13 MP

Restaurant Tenant ID Monument - Large