



NOTICE OF PREPARATION CITY OF NEWPORT BEACH, CALIFORNIA

Project: Westcliff Medical Arts Building (a.k.a. Mariner's Medical Arts)
(PA2008-179)

Project Location: 1901 Westcliff Drive

Lead Agency: City of Newport Beach

Pursuant to Section 15082(a) of the California Environmental Quality Act (CEQA) Guidelines, the City of Newport Beach (City) will be the lead agency and will prepare an environmental impact report (EIR) for the proposed project described below. Interested agencies, individuals, and groups are invited to comment on the scope of the environmental document. Public agencies will need to use the EIR prepared by the City of Newport Beach when considering any applicable permits for the project.

As authorized by Section 15060(d) of the State CEQA Guidelines, an initial study has been prepared, which determined that potentially significant impacts may occur in the topics identified below. Potentially significant environmental effects that will be evaluated in the Draft EIR include:

- Aesthetics
- Cultural Resources
- Land Use and Planning
- Transportation/Traffic
- Air Quality
- Hazards and Hazardous Materials
- Noise
- Greenhouse Gas Emissions

In addition to these topics, the Draft EIR will also describe and evaluate project alternatives that may reduce or avoid any potentially significant adverse impacts anticipated to occur as a result of the project.

Based upon the analysis in the initial study, the following topics will not be addressed in the Draft EIR, unless specific comments providing new information identifying it as a potentially significant impact are received during the NOP public comment period:

- Agricultural/Forest Resources
- Recreation
- Utilities
- Biological Resources
- Hydrology and Water Quality
- Mineral Resources
- Public Services and Facilities
- Population and Housing
- Geology and Soils

Pursuant to Section 15103 of the CEQA Guidelines, your response must be sent at the earliest date but received by our agency no later than thirty (30) days after receipt of this notice. Should you have any questions regarding the project or this NOP, please call Mr. Jaime Murillo, Associate Planner, at (949) 644-3209. Please mail your written response including any comments you may have on this project to:

Jaime Murillo, Associate Planner
City of Newport Beach
Planning Division
3300 Newport Boulevard
P. O. Box 1768
Newport Beach, CA 92658-8915

Initial Study Reviewing Locations

City Hall

Planning Division (Building C), 3300 Newport Blvd.

Newport Beach Public Libraries

Central Library, 1000 Avocado Avenue
Mariner's Branch, 1300 Irvine Avenue
Balboa Branch, 100 East Balboa Boulevard
Corona Del Mar Branch, 420 Marigold Avenue

Online

<http://www.newportbeachca.gov/ceqadocuments>

Applicant: John Bral/Westcliff Investors LLC

Project Description: The project applicant, John Bral/Westcliff Investors LLC, is proposing the development and construction of a two story steel frame office building that encompasses 12,917 gross square feet of medical office floor area that will be complementary to the three existing buildings that currently occupy the site. A carport structure and 160 square feet of storage space on the westerly side of Building A is proposed to be demolished to accommodate the development. Development of the additional floor area will result in a total of 30,257 gross square feet of medical office floor area on the subject property. The proposed project will result in a FAR of 0.42, which is consistent with the 0.50 maximum FAR limit of the zoning district and General Plan. The proposed project also includes the repair and restoration and related improvements to the existing historic structures, designed by master architect Richard Neutra, that currently occupy the 1.65-acre property. These improvements include:

- Renovation of the parking lot along Westcliff Drive and Sherrington Place to accommodate additional parking and accessible parking spaces.
- Installation of a new project identification monument sign at the site entrance along Westcliff Drive.

- Repainting of all of the structures on the site with colors to match, as closely as possible, the existing building colors.
- Provision of a new tenant directory and suite identification signage in the project pedestrian entrance area
- Addition of fluorescent down lights to the exterior walkway covering and building overhangs fronting on Westcliff Drive, including repair and/or replacement of the lens covers on the existing, continuous recessed strip fixtures adjacent to the new down lights.
- Renovation of existing landscape throughout the site, taking into account the original project planting scheme.
- Replacement of the existing stair to the second floor of the southeast corner of Building B.
- Installation of a new elevator in Building B to meet medical use requirements.

The proposed project, as designed, includes the provision of 111 parking spaces, including three standard accessible and two van accessible stalls. The parking code requirement for the project is 152 based on the current parking code requirement of 1 space/200 square feet. The applicant is requesting a parking rate adjustment based on the prior parking code requirement of 1 space/250 square feet of floor area for the existing structures and 1 space/200 square feet for the new additional floor area, resulting in a total of 135 parking spaces that would be required. In order to accommodate the shortfall of on-site parking, the project applicant is also proposing off-site parking, which would include up to 30 parking spaces in a parking garage located directly across Sherington Place at 880 Irvine Avenue. Exhibit 1 illustrates the proposed site plan.

City of Newport Beach Discretionary Approvals

The project applicant is requesting the following applications/requests for approval:

- Planned Development Permit to encourage the reservation of the existing medical office complex while accommodating the proposed development. The Planned Development Permit includes a request to adjust the on-site parking requirements (i.e., waiver of on-site parking).
- Conditional Use Permit to allow the use of off-site parking.
- Preparation of a traffic study and review pursuant to the City's Traffic Phasing Ordinance.

