



HUGH NGUYEN

CLERK-RECORDER

BIRTH AND DEATH RECORDS
 FICTITIOUS BUSINESS NAMES
 MARRIAGE LICENSES/RECORDS
 NOTARY REGISTRATION
 ORANGE COUNTY ARCHIVES
 PASSPORTS
 PROPERTY RECORDS

RECEIVED by
 COMMUNITY
 DEVELOPMENT

DEC 09 2022

CITY OF
 NEWPORT BEACH

CITY OF NEWPORT BEACH
100 CIVIC CENTER DR PO BOX 1768
NEWPORT BEACH, CA 92658-8915

Office of the Orange County Clerk-Recorder

Memorandum

SUBJECT: NOTICE OF DETERMINATION - EIR - PRIOR FILING

The attached notice was received, filed and a copy was posted on 10/27/2022

It remained posted for 30 (thirty) days.

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

By: Celeste Banda

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 ***

OCT 27 2022

OCT 27 2022

50.00
* \$ R 0 0 1 4 0 3 2 8 2 6 \$ *
202285000949 1:20 pm 10/27/22
423 SC3A Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

BY: [Signature] DEPUTY

Notice of Determination

To: <input checked="" type="checkbox"/> Office of Planning and Research U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044 <input checked="" type="checkbox"/> County Clerk County of Orange Public Services Division Santa Ana, CA 92702	From: City of Newport Beach Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200	
Street Address: 1400 Tenth St, Rm 113 Sacramento, CA 95814		

SUBJECT: *FILING ON Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number (if submitted to State Clearinghouse): #2013111022

Project Title: Lido House Hotel Expansion (PA2020-068)

Project Applicant: R.D. Olson Development, 520 Newport Center Drive, Suite 600, Newport Beach, CA 92660

Attention: Anthony Wrzosek

Project Location – Specific: 3300 Newport Boulevard and 475 32nd Street, Newport Beach, California 92663 on the northeastern corner of the Newport Boulevard and 32nd Street intersection.

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

Project Description: See attached.

This is to advise that the City Council of the City of Newport Beach, 100 Civic Center Drive, Newport Beach, CA 92648

(☒ **Lead Agency** or ☐ **Responsible Agency**)

has approved the above described project on 10/25/2022 and has made the following determinations regarding the above described project.

- The project (☐ will ☒ will not) have a significant effect on the environment.
- ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures (☒ were ☐ were not) made a condition of the approval of the project.
- A mitigation reporting or monitoring plan (☒ was ☐ was not) adopted for this project.
- A statement of Overriding Considerations (☐ was ☒ was not) adopted for this project.
- Findings (☒ were ☐ were not) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 100 Civic Center Drive, Newport Beach, CA 92658-8915

Signature (Public Agency): [Signature] **Name/Title:** Benjamin M. Zdeba, Principal Planner

Contact Phone No.: 949-644-3253

Date 10/27/22

Date Received for filing at OPR: _____

30-10/27/2022-0940

As discussed below, none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of subsequent environmental review have occurred. This Addendum supports the conclusion that the proposed project modifications are minor or technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, as discussed below, the proposed project modifications would not result in any new or substantially increased significant environmental impacts, no new mitigation measures, or no new alternatives that would substantially reduce significant impacts. As a result, an Addendum is an appropriate CEQA document for analysis and consideration of the proposed project modifications.

Circulation of an Addendum for public review is not necessary (State CEQA Guidelines Section 15164, subdivision (c)); however, the Addendum must be considered in conjunction with the adopted Final EIR by the decision-making body (State CEQA Guidelines Section 15164, subdivision (d)).

CEQA requires a comparative evaluation of a proposed project and alternatives to the project, including the "No Project" alternative. The EIR addressed a reasonable range of alternatives for the project. There is no new information indicating that an alternative that was previously rejected as infeasible is in fact feasible, or that a considerably different alternative than those previously studied would substantially reduce one or more significant effects on the environment.

2.2 LOCATION OF PROJECT MODIFICATIONS

The proposed modifications would apply to the same 4.25-acre project site identified and described in the EIR for the Approved Project. The project site is located at 3300 Newport Boulevard, at the northeast corner of the intersection of Newport Boulevard and 32nd Street on the Balboa Peninsula in the Lido Village area of the City.

2.3 COMPONENTS OF PROJECT MODIFICATIONS

The Modified Project proposes to increase the site's maximum allowed gross floor area by 15,103 gross square feet from 103,470 gross square feet to 118,573 gross square feet. The proposed modifications are depicted on Exhibit 4, *Proposed Conceptual Plan (Modified Project)*, and include the following components:

- Addition of five cottages encompassing approximately 8,351 square feet in the southern portion of the site. The cottages would be three stories, ranging approximately 35 to 39 feet in height. All portions of the cottages above 35 feet are beyond the 70-foot required setback from 32nd Street. Similar to the existing cottages, the proposed building elevations include a lighthouse architectural feature, simple gable roofs, tight overhangs, simple block massing, and wood siding with a coastal architectural theme, consistent with the Lido Village Design Guidelines.

FILED

POSTED

OCT 27 2022

10

OCT 27 2022

June 2022

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTYBY:  DEPUTY

- Enclosure of approximately 1,466 square feet of storage space on Level 1. The enclosed storage space would reduce the amount of off-site rented storage space currently utilized and eliminate off-site trips currently made by hotel staff.
- Addition of 3,481 square feet of covered walkway and pre-function/break out meeting rooms on Level 1. The expanded pre-function/break out meeting rooms would allow the hotel to host meetings in closed rooms while keeping the hotel restaurant and public spaces open for hotel guest use.
- Addition of 600 square feet for a greenhouse breakout sitting room on Level 1.
- Addition of 819 square feet of guest room space on Levels 2, 3, and 4 (approximately 273 square feet each). A total of three guest rooms (one on each floor) would be enlarged and converted to suites.
- Enclosure of 386 square feet of rooftop terrace area on Level 4.

The Modified Project also proposes to demolish the existing Lido Fire Station No. 2 to accommodate additional on-site parking spaces. Currently, the hotel provides 148 on-site surface parking spaces with a valet service that accommodates up to 15 additional valet stacking spaces for a total of 163 on-site spaces. The Modified Project would reconfigure the parking lot where the five cottages are proposed. At project completion, the site would provide 146 surface parking spaces and 11 additional valet stacked spaces for a total of 157 on-site spaces. Additionally, the Modified Project will include 32 bicycle parking spaces beyond the 10 required by CalGreen, which equates to 8 vehicle parking spaces bringing the revised total to 165 parking spaces. Lastly, 14 new parking spaces are proposed for public use outside of the property boundary along Via Oporto.

Vehicular access to the site would remain similar to existing conditions with primary access provided via Newport Boulevard at the intersection of Newport Boulevard and Finley Avenue. Secondary vehicular access would be provided via 32nd Street via a gated access driveway. As part of the Modified Project, the gated driveway along 32nd Street would be slightly shifted approximately 17.5 feet to the east.

2.4 REQUESTED DISCRETIONARY ACTIONS

The Modified Project requests any necessary amendments to the previously approved entitlement applications for the Lido House Hotel including Site Development Review No. SD2016-005 and Conditional Use Permit No. UP2016-015, General Plan Amendment No. GP2016-001, and Coastal Land Use Plan Amendment No. LC2016-001. The proposed changes to the project are not substantial and do not involve new approvals or amendments to the Coastal Commission's certification of LCP-5-NPB-14-0831-3.

POSTED

OCT 27 2022

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED

OCT 27 2022

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

NEWPORT BLVD.

OCT 27 2022

LIDO HOUSE HOTEL
ITAL IMPACT REPORT

Notice of Determination

To: X Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814

Lead Agency: City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

X County Clerk
County of Orange

Applicant: R.D. Olson Development
2955 Main Street, Suite 300
Irvine, CA 92614

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Lido House Hotel (PA2013-217) and Former City Hall Complex Amendments (PA2012-031)

State Clearinghouse Number: 2013111022

Lead Agency Contact: Mr. James Campbell, Principal Planner, (949) 644-3210

SEP 10 2014

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Project Location: The 4.25 acre site (3300 Newport Boulevard and 475 32nd Street) is located at the northeast corner of the intersection of Newport Boulevard and 32nd Street on the Balboa Peninsula in the Lido Village area of Newport Beach.

Project Description: The City is leasing the majority of the project site for the development of a 130-room Lido House Hotel. The proposed hotel would also include meeting rooms, accessory retail spaces, a restaurant, lobby bar, rooftop bar, guest pool and recreational areas, and all required appurtenant facilities including, but not limited to on-site parking, landscaping, utilities, and adjoining public improvements. The hotel would be no larger than 98,725 gross square feet. The project would also provide 148 surface parking spaces and would accommodate additional parking through active parking management including valet parking service. The proposed structures would be approximately four-stories with architectural features up to 58.5-feet in height. The project would also include public open spaces consisting of pedestrian plazas, landscape areas, and other amenities proposed to be located along Newport Boulevard and 32nd Street. The project also includes the following discretionary actions: General Plan Amendment, Coastal Land Use Plan Amendment, Zoning Code Amendment, Site Development Review, Conditional Use Permit, Traffic Study, and a Ground lease. The project also includes relocating a portion of the existing, angled, metered parking on the north side of 32nd Street (just south of the old City Council Chambers) further to the east in front of St. James Church, which is located just west of Lafayette Road. Currently, there is excess street capacity along 32nd Street (just west of Lafayette Road) that would be modified in order to accommodate angled parking along the north side of 32nd Street in front of the church and travel lanes. This would also pull the curb line along the project site south and 32nd Street would be restriped with the intent to modestly "straighten" out the westbound traffic lane to improve vehicle maneuvering. The project site is not listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

This is to advise that the City of Newport Beach ☒ Lead Agency ☐ Responsible Agency has approved the above described project on September 9, 2014 and has made the following determinations regarding the above described project:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation monitoring or reporting plan ☒ was ☐ was not adopted for this project.
5. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

POSTED

OCT 27 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

This is to certify that the EIR with record of project approval is available to the General Public at the location listed below during regular business hours:

1. City of Newport Beach Planning Division, 100 Civic Center Drive, Newport Beach, CA 92660;

Signature

James Campbell
Mr. James Campbell
Principal Planner
City of Newport Beach

FILED

OCT 27 2022

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY:

Date Received for Filing: _____

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



3079.75

* \$ R 0 0 0 6 9 5 6 6 9 0 \$ *
201485000824 11:34 am 09/10/14
281 304 Z02
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00



State of California - Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 09/13)

RECEIPT# **450567**

STATE CLEARING HOUSE # (if applicable)
2013111022

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Newport Beach		DATE 9-10-14
COUNTY/STATE AGENCY OF FILING OC Clark Recorder		DOCUMENT NUMBER 2014850008
PROJECT TITLE Lido House Hotel (PA2013-217) Former city Hall Amend. PA2012		
PROJECT APPLICANT NAME R.D. Olson Development		PHONE NUMBER (949) 644-3210
PROJECT APPLICANT ADDRESS 2955 Main St #300		CITY Irvine STATE Ca ZIP CODE 92614
PROJECT APPLICANT (Check appropriate box):		
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$ 3,029.75
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 50.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Other		\$

PAYMENT METHOD:

☐ Cash
 ☐ Credit
 ☒ Check
 ☐ Other

TOTAL RECEIVED \$ **3,079.75**

SIGNATURE x [Signature]	TITLE Deputy
WHITE - PROJECT APPLICANT	GOLDEN ROD - COUNTY CLERK

POSTED

OCT 27 2022

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY: **[Signature]** DEPUTY

BY: **[Signature]** DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20140000291891
9/10/14 11:34 am
281 304

Item	Title	Count
1	Z02	1
Fish & Game: Env Impact Report		
Document ID	Amount	
DOC# 201485000824	3079.75	
Time Recorded 11:34 am		

POSTED

OCT 27 2022

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED

OCT 27 2022

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Total	3079.75
-------	---------

Payment Type	Amount
--------------	--------

Check tendered	3079.75
# 0002468639	

Amount Due	0.00
------------	------

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

Signature

Save

RECEIPT NUMBER:

30 — 10/27/2022 — 0940

STATE CLEARINGHOUSE NUMBER (if applicable)

2013111022

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF NEWPORT BEACH

LEAD AGENCY EMAIL

DATE

10/27/2022

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202285000949

PROJECT TITLE

LIDO HOUSE HOTEL EXPANSION (PA2020-068)

PROJECT APPLICANT NAME

R.D. OLSON DEVELOPMENT, ATTN: ANTHONY WRZOSEK

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949)644-3200

PROJECT APPLICANT ADDRESS

520 NEWPORT CENTER DRIVE, SUITE 600

CITY

NEWPORT BEACH

STATE

CA

ZIP CODE

92660

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,539.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,548.00

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,203.25

\$

0.00

☒ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☒ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash☐ Credit☒ Check☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, CLAUDIA FRANCO

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20220000364121
10/27/22 1:20 pm
423 SC3A

Item	Title	Count
------	-------	-------

1	201	1
EIR: Exempt or Previously Paid		
Document ID		Amount

DOC# 202285000949	50.00
Time Recorded 1:20 pm	

Total	50.00
-------	-------

Payment Type	Amount
--------------	--------

Check tendered	50.00
# 2023	

Amount Due	0.00
------------	------

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

