



# HUGH NGUYEN

## CLERK-RECORDER

RECEIVED BY  
COMMUNITY  
DEVELOPMENT

JUL 19 2022

CITY OF  
NEWPORT BEACH

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

CITY OF NEWPORT PLANNING DIVISION  
100 CIVIC CENTER DRIVE PO BOX 1768  
NEWPORT BEACH, CA 92658

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

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 06/13/2022

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

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

By: Sandra Lopez 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 \*\*\*



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

StartOver

Save

RECEIPT NUMBER:

30 — 06/13/2022 — 0511

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF NEWPORT PLANNING DIVISION

LEAD AGENCY EMAIL

DATE

06/13/2022

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202285000516

PROJECT TITLE

**22ND STREET LOFTS (PA2022-011)**

PROJECT APPLICANT NAME

MCFADDEN PLACE LLC, ATT:MARIO MAROVIC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949)813-5683

PROJECT APPLICANT ADDRESS

3334 EAST COAST HIGHWAY

CITY

CORONA DEL MAR

STATE

CA

ZIP CODE

92663

PROJECT APPLICANT (Check appropriate box)

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

## CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> 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, SANDRA VALENCIA LOPEZ

FILED

JUN 13 2022



50.00

\* \$ R 0 0 1 3 7 8 8 6 6 2 \$ \*

202285000516 11:42 am 06/13/22

414 OR05A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

# Notice of Exemption

BY:

DEPUTY

## To:

County Clerk  
County of Orange  
Public Services Division  
Santa Ana, CA 92702

## From:

City of Newport Planning Division  
100 Civic Center Drive P.O. Box 1768  
Newport Beach, CA 92658-8915  
(949) 644-3200



**Project Title:** 22<sup>nd</sup> Street Lofts (PA2022-011)

(949) 813-5683

**Project Applicant:** McFadden Place LLC, 3334 East Coast Highway, Corona del Mar, CA 92625

Attention: Mario Marovic

**Project Location – Specific:** 106, 108, and 110 22<sup>nd</sup> Street, Newport Beach, CA 92663

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

**Description of Nature, Purpose and Beneficiaries of Project:** Demolition of three existing structures and construction of a new three-story mixed-use building consisting of three commercial suites (2,647 sf total) on the ground floor and three residential condominium units (7,073 sf total) on the second and third levels. The following applications and requests are required to implement the project as proposed:

- A site development review is requested to allow the mixed-use project and increase the allowed height from the base height limit of 31 feet for sloping roofs to a height limit of 35 feet within the shoreline height limitation area.
- A conditional use permit is requested to waive 7 of the 10 required parking spaces for the commercial use. The design complies with residential parking standards by providing 2 covered spaces per unit and 1 guest space.
- A coastal development permit is required to allow the development of a mixed-use structure within the coastal zone.
- A tentative parcel map is requested to merge three underlying legal lots and to allow for each residential unit and the commercial component to be sold separately as condominiums.

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

**Name of Person or Agency Carrying out Project:** Mario Marovic, McFadden Place LLC, 3334 East Coast Highway, Corona del Mar, CA 92625

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

- ☐ 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 3 (Sec. 15303-New Construction) and

Class 15 (Sec. 15315- Minor Land Divisions)

☐ Statutory Exemptions. State code number: \_\_\_\_\_

POSTED

JUN 13 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:

DEPUTY

**Reasons why project is exempt:** Class 3 exempts new commercial construction of less than 10,000 square feet in floor area, demolition of up to three single-family residences, and construction of up to three single-family residences in urban areas zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

1150-2022-01-00-03



Class 15 exempts the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map will merge three adjacent lots, allow the individual sale of the three residential units and one commercial unit, and is consistent with all of the requirements of the Class 15 exemption.

**Lead Agency**

**Contact Person/Title:** Jaime Murillo, Principal Planner **Contact Phone No./Ext:** (949) 644-3209

**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:** JW Campbell **Title:** Deputy Director **Date:** June 13, 2022

☒ 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.

04/04/2019

**FILED**

JUN 13 2022

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BY: [Signature] DEPUTY**POSTED**

JUN 13 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY