

FILED

JUN 13 2022

Hugh Nguyen, Clerk-Recorder



50.00


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 HUGH NGUYEN, CLERK-RECORDER

BY: \_\_\_\_\_ DEPUTY

<b>To:</b> County Clerk County of Orange Public Services Division Santa Ana, CA 92702	<b>From:</b> City of Newport Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200 
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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

POSTED

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:** \_\_\_\_\_

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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.

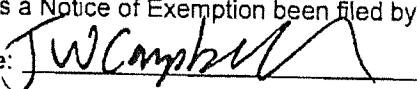
Class 15 exempts the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are 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:**

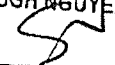
- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project?     Yes     No


Signature:     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

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY:  DEPUTY



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 [PDF Icon] Save

RECEIPT NUMBER:  
 30 — 06/13/2022 — 0511  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF NEWPORT PLANNING DIVISION</b>	LEAD AGENCY EMAIL	DATE <b>06/13/2022</b>
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER <b>202285000516</b>
PROJECT TITLE		

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

PROJECT APPLICANT NAME <b>MCFADDEN PLACE LLC, ATT:MARIO MAROVIC</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(949)813-5683</b>
PROJECT APPLICANT ADDRESS <b>3334 EAST COAST HIGHWAY</b>	CITY <b>CORONA DEL MAR</b>	STATE <b>CA</b>
		ZIP CODE <b>92663</b>

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)

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>DEPUTY CLERK, SANDRA VALENCIA LOPEZ</b>
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Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20220000212454  
6/13/22 11:42 am  
414 OR05A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC# 202285000516		50.00
Time Recorded 11:42 am		

Total 50.00

Payment Type	Amount
Check tendered # 2024	50.00

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)

