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**CITY OF NEWPORT BEACH**  
3300 Newport Boulevard  
P.O. Box 1768  
Newport Beach, CA 92658-8915  
(949) 644-3200

# NOTICE OF EXEMPTION

To:		From:	
<input type="checkbox"/> Office of Planning and Research P.O. BOX 3044 Sacramento, CA 95812-3044		City of Newport Beach Planning Division 3300 Newport Boulevard P.O. Box 1768 Newport Beach, CA 92658-8915	
<input checked="" type="checkbox"/> County Clerk, County of Orange Public Services Division Santa Ana, CA 92702		Date received for filing at OPR/County Clerk:	
<b>Project Name and Activity Number:</b>	Plaza Corona del Mar (PA2010-061)	<b>Applicant Name and Contact Information:</b>	Marcelo E. Lische, Architect A.I.A. 384 Forest Ave., Suite 19 Laguna Beach, CA 92651 (949) 464-9426
<b>Project Location - Specific</b>	3900 and 3928 East Coast Highway, southeasterly of the intersection of East Coast Highway and Hazel Drive		
<b>Project Location - City:</b>	Newport Beach	<b>Project Location - County:</b>	Orange
<b>Project Description:</b>	<p>A horizontal mixed-use development with six detached dwelling units above a common subterranean parking structure, a 2,160-square-foot office addition above an existing 535-square-foot delicatessen (Gallo's Deli), and a 10-space shared surface parking lot. The following approvals are required in order to implement the project:</p> <ol style="list-style-type: none"> <li><b>Site development review</b>-to ensure compatibility with the site and surrounding land uses;</li> <li><b>Conditional use permit</b>-to allow parking for nonresidential uses in an off-site residential zoning district and to reduce the off-street parking to require two guest spaces for the six residential units where the Zoning Code requires three spaces;</li> <li><b>Modification permit</b>-to allow a retaining wall up to 17 feet 2 inches in height, where the Zoning Code limits the height to 8 feet;</li> <li><b>Tentative tract map</b>-for residential condominium purposes and to consolidate five lots and portions of a vacated alley into two lots.</li> <li><b>Variance</b>-for the residential structures to establish a 15-foot front setback and corresponding buildable area where a 20-foot setback is currently required</li> </ol>		

**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: In-Fill Development: Section 15332**
- Statutory Exemptions. State code number \_\_\_\_\_
- General Rule (Sec. 15061(b)(3))

**Reasons why project is exempt:**

The project is categorically exempt under Section 15332, of the California Environmental Quality Act (CEQA) Guidelines - Class 32 (In-Fill Development). This exemption applies to in-fill development projects in urban areas that are consistent with the General Plan and applicable development standards. In addition, the proposed development must occur on a site of no more than 5 acres, have no value as habitat for endangered, rare or threatened species, be adequately served by all utilities and public services, and must not result in any significant effects relating to traffic, air quality, water quality, or any other significant effect on the environment due to an unusual circumstance. The proposed project consists of the development of new commercial office space with required off-street parking and six detached dwelling units and is consistent with the City's General Plan land use designations (Corridor Commercial and Multiple Residential) and zoning designations. Potential development of the project site was considered and analyzed in the City's 2006 General Plan EIR for potential environmental impacts. Based on that analysis, there is no reasonable probability that the proposed project will have a significant effect on the environment due to unusual circumstances, nor will the project result in any short-term or long-term impacts that were not previously considered in the Newport Beach General Plan and General Plan EIR. Implementation of the proposed project will not result in any adverse effects on sensitive biological resources, traffic, air quality, noise or water quality. The project site does not exceed five acres in area, is located in an urban area, and can be adequately served by all required utilities and public services. Therefore, the proposed project meets all of the conditions described above for in-fill development and qualifies for a Class 32 exemption.

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

**Date of Approval:** January 3, 2013

**Name of Person or Agency Carrying Out Project:** Magdi Hanna, 3345 Newport Blvd, Suite 203, Newport Beach

**Contact Person:** Jaime Murillo **Title:** Associate Planner

**Signature:**  **Tel.No.:** (949) 644-3209 **Date:** January 15, 2013

Orange County  
Clerk-Recorder's Office  
Renee Ramirez

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

County

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