

**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: James W. Campbell, Acting Planning Director

SUBJECT: Report of actions taken by the Zoning Administrator, Planning Director and/or Planning Department staff for the week ending May 13, 2011

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**ACTIONS TAKEN AT MAY 12, 2011 ZONING ADMINISTRATOR HEARING**

Item 1: 210 and 210½ 34th Street Parcel Map – Tentative Parcel Map No. NP2011-004 (PA2011-053)  
210 and 210 ½ 34th Street

This item was approved. Council District 1

Item 2: Block 600 LLA – Lot Line Adjustment No. LA2011-001 (PA2011-046)  
630, 650, 670 & 690 Newport Center Drive

This item was approved. Council District 5

Item 3: Westcliff Plaza Pylon Signs - Modification Permit No. MD2011-006 (PA2011-050)  
1016 – 1150 Irvine Avenue

This item was continued to the 05/25/11  
Zoning Administrator Hearing. Council District 3

On behalf of James W. Campbell, Acting Planning Director:



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Patrick J. Alford, Planning Manager

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

*Email* Dana Smith, Assistant City Manager  
Leonie Mulvihill, Assistant City Attorney  
David Keely, Public Works Senior Civil Engineer  
Code Enforcement Division



## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

(949) 644-3200 Fax: (949) 644-3229

[www.newportbeachca.gov](http://www.newportbeachca.gov)

## ZONING ADMINISTRATOR ACTION LETTER

**Application No.**                    **Tentative Parcel Map No. NP2011-004 (PA2011-053)**  
**County Tentative Parcel Map No. 2011-108**

**Applicant**                         **William W. Weathers**

**Site Address**                    **210 and 210 ½ 34th Street**  
**34th Street Parcel Map**

**Legal Description**            **Lot 6, Block 133, Lake Tract**

On May 12, 2011, the Zoning Administrator approved the following: a Parcel Map for condominium purposes for a new, two-unit residential development. No modifications or waivers of Title 19 (Subdivision Code) development standards are proposed with this application. The property is located in the R-2 (Two-Unit Residential) District. The Zoning Administrator's approval is based on the following findings and subject to the following conditions.

### **FINDINGS**

The Zoning Administrator determined in this case that the proposed parcel map is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code and is approved based on all of the following findings per Section 19.12.070 of Title 19:

1. **Finding:** That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.

### **Facts in Support of Finding:**

- The proposed Parcel Map is for two-unit condominium purposes. An existing duplex will be demolished and replaced with a new duplex. The residential density on the site will remain the same. The proposed subdivision and improvements are consistent with the density limits of the R-2 Zoning District and the current General Plan Land Use Designation of "Two Unit Residential".

2. **Finding:** That the site is physically suitable for the type and density of development.

**Facts in Support of Finding:**

- The lot is regular in shape, has a slope of less than 20 percent, and is suitable for the development of two dwelling units.

3. **Finding:** That the design of the subdivision or the proposed improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

**Facts in Support of Finding:**

- This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 15 (Minor Land Divisions) which allows 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 to local standards are available. The parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed parcel map is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

4. **Finding:** That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

**Facts in Support of Finding:**

- The proposed Parcel Map is for residential condominium purposes. All construction for the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 of the Municipal Code and Section 66411 of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

5. **Finding:** That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the decision-

making body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these easements will be substantially equivalent to easements previously acquired by the public. This finding shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.

**Facts in Support of Finding:**

- The design of the development will not conflict with any easements acquired by the public at large for access through or use of property within the proposed development as there are no public easements located on the property.

6. **Finding:** That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.

**Facts in Support of Finding:**

- The property is not subject to the Williamson Act since the subject property is not considered an agricultural preserve and is less than 100 acres.
- The site is located in a residentially zoned area, and the existing and proposed development on the site is a residential use.

7. **Finding:** That, in the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (a) there is an adopted specific plan for the area to be included within the land project; and (b) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.

**Facts in Support of Finding:**

- The property is not a "land project" as defined in Section 11000.5 of the California Business and Professions Code.
- The project is not located within a specific plan area.

8. **Finding:** That solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.

**Facts in Support of Finding:**

- The proposed Parcel Map and improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Department enforces Title 24 compliance through the plan check and inspection process.
9. **Finding:** That the subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.

**Facts in Support of Finding:**

- The proposed Parcel Map is determined to be consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need. The residential density on the site will remain the same, which allows two units in the R-2 Zoning District. Therefore, the parcel map for condominium purposes will not affect the City in meeting its regional housing need.
10. **Finding:** That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.

**Facts in Support of Finding:**

- Wastewater discharge into the existing sewer system will remain the same and does not violate Regional Water Quality Control Board (RWQCB) requirements.
11. **Finding:** For subdivisions lying partly or wholly within the Coastal Zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.

### Facts in Support of Finding:

- The subject property is located within the Coastal Zone and is consistent with the certified Coastal Land Use Plan.
- Coastal Commission approval is required prior to recordation.
- The subject property does not provide direct access to any beaches, shoreline, coastal waters, tidelands, coastal parks or trails.

### CONDITIONS

1. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
2. Prior to recordation of the Parcel Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub-article 18. Monuments (one inch iron pipe with tag) shall be set **on each lot corner**, unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. All applicable Public Works Department plan check fees, improvement bonds and inspection fees shall be paid prior to processing of the map by the Public Works Department.
4. Coastal Commission approval shall be obtained prior to the recordation of the Parcel Map.
5. County Sanitation District fees shall be paid prior to issuance of any building permits, if required by the Public Works Department or the Building Department.
6. All improvements shall be constructed as required by City Ordinance and the Public Works Department.
7. The existing broken and/or otherwise damaged concrete sidewalk panels and concrete curb and gutters along the 34<sup>th</sup> Street frontage shall be reconstructed

8. Additional Public Works improvements, including street reconstruction, may be required at the discretion of the Public Works Inspector.
9. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.
10. All work conducted within the public right-of-way shall be approved under an encroachment permit issued by the Public Works Department.
11. Arrangements shall be made with the Public Works Department in order to guarantee satisfactory completion of the public improvements if it is desired to record a parcel map or obtain a building permit prior to completion of the public improvements.
12. Overhead utilities serving the site shall be undergrounded to the nearest appropriate pole in accordance with Section 19.28.090 of the Municipal Code unless it is determined by the City Engineer that such undergrounding is unreasonable or impractical.
13. Each unit shall be connected to its individual water meter and sewer lateral and cleanout. Each water meter and sewer cleanout shall be installed with a traffic grade box and cover. The water meter and sewer cleanout shall be located within the public right-of-way.
14. Each dwelling unit shall be served with an individual water service and sewer lateral connection to the public water and sewer systems, unless otherwise approved by the Public Works Department and the Building Department.
15. Each dwelling unit shall be served with individual gas and electrical service connection and shall maintain separate meters for the utilities.
16. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
17. All above ground improvements shall stay a minimum 5-foot clear of the alley property line.
18. All on-site drainage shall comply with the latest City Water Quality requirements.
19. All new drainage facilities in the public right-of-way, specifically along the 34<sup>th</sup> Street frontage, shall comply with the City's on-site non-storm runoff retention requirements.
20. Disruption caused by construction work along roadways and by movement of construction vehicles shall be minimized by proper use of traffic control

equipment and flagmen. Traffic control and transportation of equipment and materials shall be conducted in accordance with state and local requirements.

21. Two-car parking, including one enclosed garage space and one covered space, shall be provided on site for each dwelling unit per requirements of the Zoning Code.
22. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background, and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than four inches in height with a one-inch wide stroke. The Planning Department Plan Check designee shall verify the installation of the approved street number or addresses during the plan check process for the new or remodeled structure.
23. Subsequent to recordation of the Parcel Map, the applicant shall apply for a building permit for description change of the subject project development from "duplex" to "condominium." **The development will not be condominiums until this permit is finalized.** The building permit for the new construction **shall not be finalized until after recordation of the Parcel Map.**
24. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the 210 34<sup>th</sup> Street Parcel Map for Condominiums including, but not limited to, the NP2011-004, (PA2011-053). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.
25. This Parcel Map shall expire if the map has not been recorded within three years of the date of approval, unless an extension is granted by the Planning Director in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.



Public Notice

Notice of this hearing was published in the Daily Pilot, mailed to property owners within 300 feet of the property and posted at the site a minimum of 10 days in advance of this hearing consistent with the Municipal Code. Additionally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the City website.

**APPEAL PERIOD:** Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

By:   
\_\_\_\_\_  
Jaime Murrillo, Zoning Administrator

JM/ks

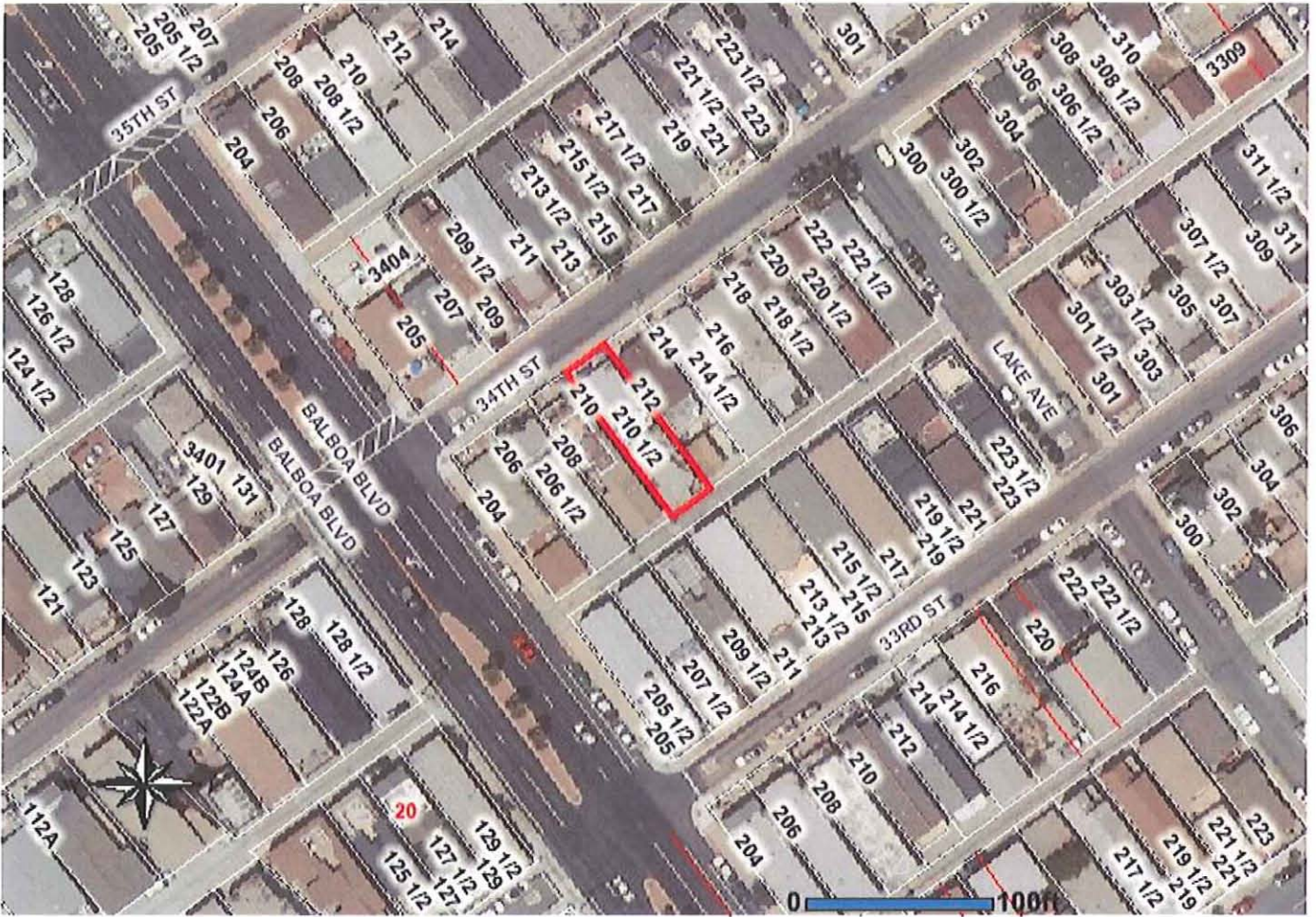
Attachments:

- ZA 1 Vicinity Map
- ZA 2 Tentative Parcel Map

# **Attachment No. ZA 1**

Vicinity Map

# VICINITY MAP



Tentative Parcel Map No. NP2011-004  
PA2011-053

**210 and 210 ½ 34th Street**

**Attachment No. ZA 2**  
Tentative Parcel Map

**SHEET 1 OF 1 SHEET**

NUMBER OF PARCELS = 1  
 AREA = 0.055 ACRES  
 DATE: MARCH, 2011  
 SCALE: 1' = 10'

**TENTATIVE  
 PARCEL MAP NO. 2011-108**

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE  
 STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 6, BLOCK 133 OF THE LAKE  
 TRACT RECORDED IN BOOK 4, PAGE 13 OF MISCELLANEOUS MAPS,  
 RECORDS OF ORANGE COUNTY, CALIFORNIA.

FOR CONDOMINIUM PURPOSES

**OWNER'S, SUBDIVIDER'S:**

DOUGLAS EDWARD WEATHERS AND THERESA RENEE WEATHERS, TRUSTEES OF THE DOUGLAS  
 EDWARD WEATHERS AND THERESA RENEE WEATHERS 1998 DECLARATION OF TRUST DATED  
 SEPTEMBER 29, 1998

WILLIAM W. WEATHERS AND THRESA E. WEATHERS, TRUSTEES OF THE WEATHERS FAMILY TRUST  
 DATED OCTOBER 21, 1996.

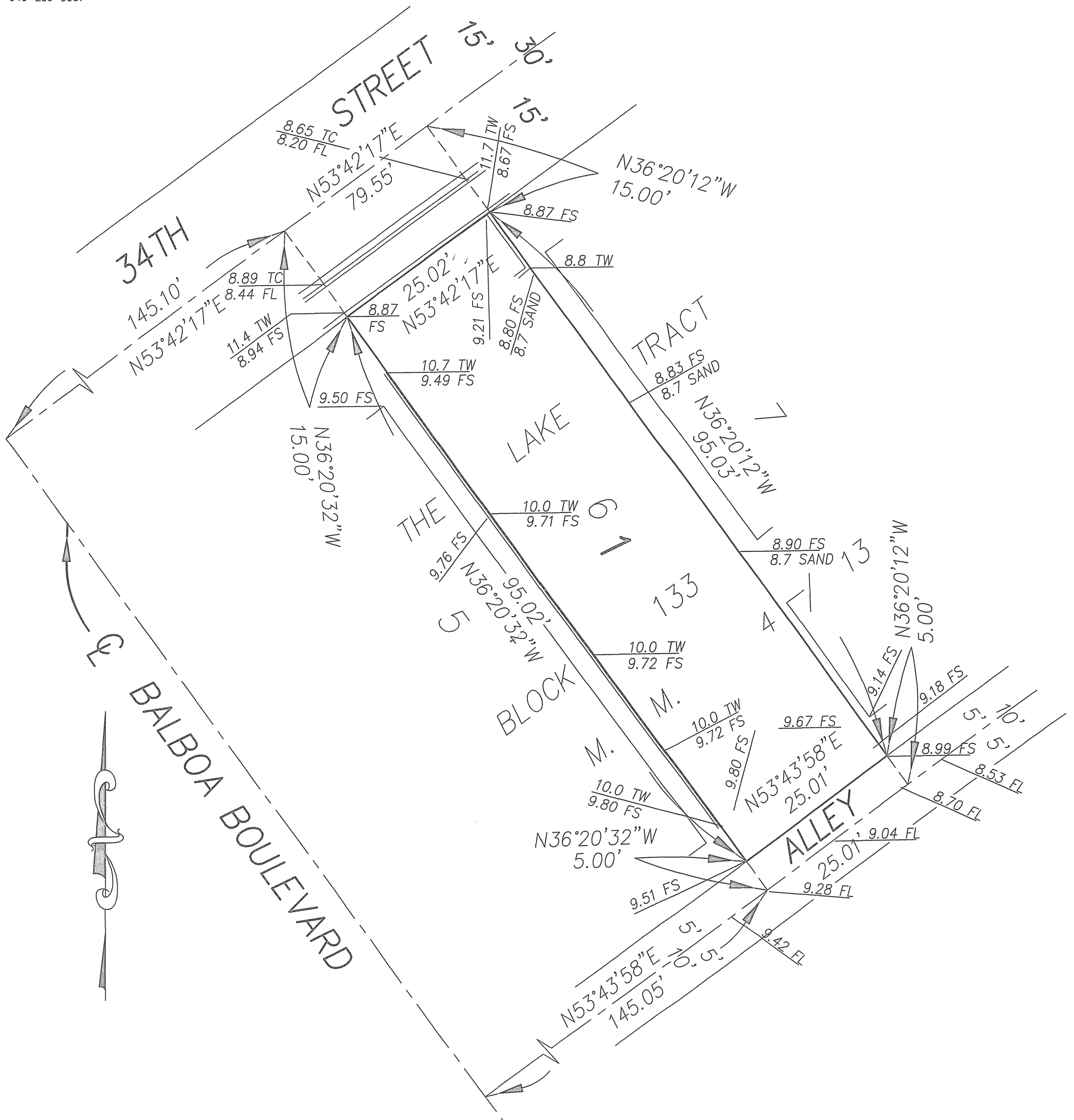
WILLIAM WEATHERS  
 788 N. ARROWHEAD AVENUE  
 RIVERSIDE, CALIFORNIA 92503  
 909-889-0471

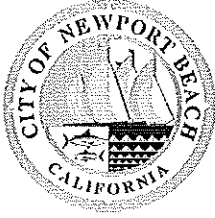
**SURVEYOR:**

MARK S. PETRIE, L.S. 6902  
 3214 CLAY STREET  
 NEWPORT BEACH, CA 92663  
 949-280-9957

**NOTES:**

1. THIS SITE LIES WITHIN ZONE "X" OF FIRM FLOOD INSURANCE RATE MAP NUMBER 060590381 J. ZONE "X" IS AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.
2. THE SUBJECT LAND IS PRESENTLY VACANT.
3. BENCH MARK: OCS BM J-782 ELEV = 7.142 NAVD88 DATUM FOUND 3 3/4" ALUMINUM DISC STAMPED "J 782 1946" LOCATED IN THE NE CORNER OF INTERSECTION OF 29TH ST. AND NEWPORT BLVD, 24.3 FT E'LY OF CENTERLINE OF NORTHBOUND LANES ALONG NEWPORT BLVD AND 23.3 FT N'LY CENTERLINE OF 29TH ST.
4. ASSESSORS PARCEL NO. 423-352-07.





## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

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### ZONING ADMINISTRATOR ACTION LETTER

**Application No.** Lot Line Adjustment No. LA2011-001

**Applicant** Stantec Consulting Services Inc.  
(PA2011-046)

**Site Address** 630, 650, 670 & 690 Newport Center Drive  
Block 600 LLA

**Legal Description** Parcel 1 of Parcel Map No. 92-247, in the City of Newport Beach, County of Orange, State of California, per map filed in Book 295, Pages 33-40, inclusive, of parcel maps, in the office of the county recorder of said county, Parcel 4 of Parcel Map No. 83-715, in the City of Newport Beach, County of Orange, State of California, per map filed Book 196, Pages 13- 16, inclusive, of parcel maps, in the office of the county recorder of said county, and Parcel 1 of Newport Beach Lot Line Adjustment No. 94-2, in the City of Newport Beach, County of Orange, State of California, recorded March 9, 1994 as Instrument No. 94-017617 of official records, in said office of the county recorder.

On May 12, 2011, the Zoning Administrator approved the following: A lot line adjustment to allow the reorientation of three parcels of Block 600, which are located in the PC-56 (North Newport Center Planned Community) zoning district. The Zoning Administrator's approval is based on the following findings and subject to the following conditions.

#### REQUIRED FINDINGS AND FACTS IN SUPPORT OF FINDINGS

- A. **Finding:** *The project has been reviewed, and it qualifies for a categorical exemption pursuant to Section 15315 of the California Environmental Quality Act under Class 15 (Minor Land Divisions) of the Implementing Guidelines of the California Environmental Quality Act.*

#### **Facts in Support of Finding:**

- A-1. The Class 15 exemption includes 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 to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed project involves a lot line adjustment, involving three parcels in an urbanized, commercially zoned area. The slope of the subject parcels is less than 20 percent and the properties are in compliance with the General Plan and Zoning. Therefore, the proposed lot line adjustment qualifies for a categorical exemption under Class 15.

- B. **Finding:** *Approval of the lot line adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot line adjustment is consistent with the legislative intent of Title 19.*

**Facts in Support of Finding:**

- B-1. The proposal is consistent with the General Plan since the lots are for regional commercial and office development, permitted uses in this area.
- B-2. The reconfiguration of the subject parcels will not result in a development pattern which is inconsistent with the surrounding neighborhood.
- B-3. Public improvements and infrastructure currently exist within the neighborhood; and the lot line adjustment, in and of itself, will not result in the need for additional improvements and/or facilities.
- B-4. The proposed lot line adjustment is consistent with the purpose identified by Title 19. The subdivision is consistent with the General Plan, does not affect open space areas in the City, does not negatively impact surrounding land owners, lot purchasers, or residents, provides for orderly controlled growth within the City, provides adequate traffic circulation and utilities, will not negatively affect property values, and preserves the public health, safety, and general welfare.
- C. **Finding:** *The number of parcels resulting from the lot line adjustment remains the same as before the lot line adjustment.*

**Facts in Support of Finding:**

- C-1. The project site described in the proposal consists of legal building sites including Parcel No. 1 of Parcel Map No. 92-247, Parcel No. 4 of Parcel Map No. 83-715, and Parcel No. 1 of Lot Line Adjustment No. 94-2. The proposed lot line adjustment will move the interior lot lines between three legal lots.

C-2. Any land taken from one parcel will be added to the adjacent parcel and no additional parcels will result from the lot line adjustment.

D. **Finding:** *The lot line adjustment is consistent with applicable zoning regulations except that nothing herein shall prohibit the approval of a lot line adjustment as long as none of the resultant parcels is more nonconforming as to width, depth, and area than the parcels that existing prior to the lot line adjustment.*

**Facts in Support of Finding:**

D-1. The proposed lot width and lot size are consistent with the zoning requirements of Title 20 of the Newport Beach Municipal Code and the North Newport Center Planned Community District regulations.

D-2. The parcels proposed to be created by the lot line adjustment comply with all applicable zoning regulations and there will be no change in the land use, density, or intensity on the property.

D-3. The future development on the proposed parcel will comply with the Zoning Code and PC-56 (North Newport Center Planned Community) development standards. The proposed lot line adjustment will not cause future development to impact public views.

E. **Finding:** *Neither the lots as adjusted nor adjoining parcels will be deprived of legal access as a result of the lot line adjustment.*

**Facts in Support of Finding:**

E-1. Adequate access to all of the reconfigured parcels is provided via San Joaquin Hills Road, Newport Center Drive, Santa Cruz Drive, San Simeon Drive, and Center Drive.

E-2. In the event the parcels are not held in common ownership, a private pedestrian access easement will be required on Parcel 3 in order to allow for adequate access from the west side of the proposed parking structure, located on Parcel 2.

F. **Finding:** *That the final configuration of the parcels involved will not result in the loss of direct vehicular access from an adjacent alley for any of the parcels that are included in the lot line adjustment.*

**Facts in Support of Finding:**

F-1. The final configuration of the parcels involved will not result in the loss of direct vehicular access from any alley for any parcels included in the lot line adjustment. Central Avenue is a private street and adequate access is provided to and from this street for all parcels; there are no alleys located within or near the subject parcels.



- G. **Finding:** *That the final configuration of a reoriented lot does not result in any reduction of the street side setbacks as currently exist adjacent to a front yard of any adjacent key, unless such reduction is accomplished through a zone change to establish appropriate street side setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street side setbacks are appropriate, and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

**Facts in Support of Finding:**

- G-1. The final configuration of the parcels does not result in a requirement for revised setbacks. The existing default setbacks of zero feet from Center Drive and 15 feet from Newport Center Drive, San Joaquin Hills Drive, San Simeon, and Santa Cruz Drive continue to apply per the PC-56 (North Newport Center Planned Community) development regulations. These default setbacks shall apply to the reconfigured parcels in the same way that they did to the previous parcel configuration; therefore the lot line adjustment does not result in the reduction of any existing street side setbacks.

**PROCEDURAL REQUIREMENTS**

1. *A covenant and agreement shall be recorded concurrently with the lot line adjustment requiring that if either property is sold or changes ownership, the reservation or grant of a pedestrian access easement shall be recorded across Parcel 3 for purposes of egress from the west side of the proposed parking structure, located on Parcel 2.*
2. *The lot line adjustment shall not be recorded until all existing structures across the proposed property lines have been demolished.*
3. All applicable Public Works Department plan check fees shall be paid prior to review of the lot line adjustment and grant deeds.
4. Prior to recordation of the lot line adjustment, grant deeds indicating the changes in titles of ownership should be submitted to the Public Works Department for review and approval.
5. The lot line adjustment and grant deeds reviewed and approved by the Public Works Department should be filed concurrently with the County Recorder and County Assessor's Offices.
6. No building permits may be issued until the appeal period has expired, unless otherwise approved by the Planning Department.


7. This approval shall expire unless exercised within 24 months from the date of approval as specified in Section 20.93.055 of the Newport Beach Municipal Code.
8. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the **Block 600 Lot Line Adjustment** including, but not limited to, **Lot Line Adjustment No. LA2011-001 (PA2011-046)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

### **PUBLIC NOTICE**

Notice of this application was mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code.

### **APPEAL PERIOD**

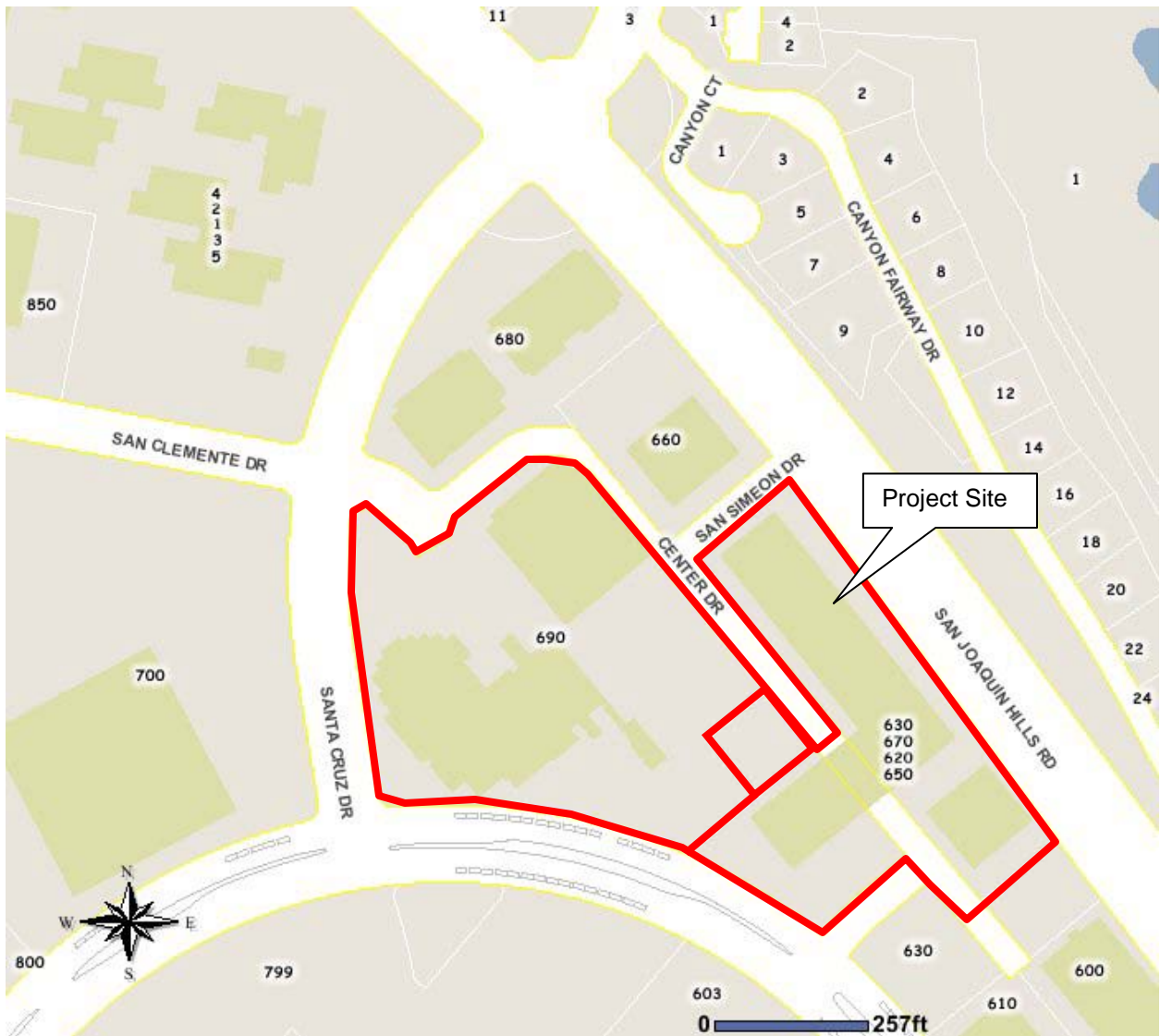
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By:   
Jaime Murillo, Zoning Administrator

JM/mkn

Attachments: Vicinity Map

# VICINITY MAP



Lot Line Adjustment No. LA2011-001  
PA2011-046

**630, 650, 670 & 690 Newport Center Drive**

RECEIVED BY  
PLANNING DEPARTMENT

APR 05 2011

CITY OF NEWPORT BEACH

**Recording**

Requested by and Mail to:  
City of Newport Beach  
Public Works Dept  
Attn: Subdivision  
3300 Newport Boulevard  
Newport Beach, CA 92663

**City of Newport Beach**



**Lot Line Adjustment/Lot Merger  
Application**

Address(es) or Property Involved: 630, 650, 670, and 690 Newport Center Drive

Owner(s) Affidavit

I (We) hereby certify under penalty of perjury that 1) I am (we are) the record owner(s) of all parcels proposed for adjustment by this application, 2) I (We) have knowledge of and consent to the filing of this application, 3) the information submitted in connection with this application is true and correct; and 4) I (We) consent to the recordation of these documents.

**RECORD OWNERS:**

PARCELS 1, 2, AND 3

THE IRVINE COMPANY LLC, A Delaware Limited Liability Company

By: [Signature]  
Doughlas G. Holte  
President,  
Office Properties

By: [Signature]  
Timothy B. Garey  
Vice President, Development  
Office Properties



NOTE: Each of these signatures must be notarized, using the appropriate Jurat attached and completed by a Notary Public.

Approved for Recording CITY OF NEWPORT BEACH

City Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of ORANGE

On MARCH 4 2011 before me, DEBORAH A. DUNCAN (A NOTARY PUBLIC)  
Date Here Insert Name and Title of the Officer

personally appeared DOUGLAS G. HOLTE AND TIMOTHY B. CAREY  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Deborah A. Duncan  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: LOT LINE ADJUSTMENT/LOT MERGER APPLICATION

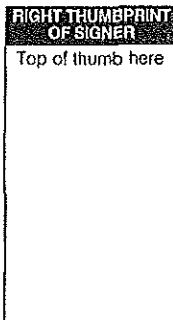
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

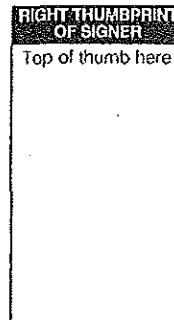
**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2011-001**  
**(LEGAL DESCRIPTION)**

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	442-101-19	PARCEL 1
THE IRVINE COMPANY LLC	442-101-16	PARCEL 2
THE IRVINE COMPANY LLC	442-101-18	PARCEL 3

**PARCEL 1:**

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 92-247, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 295, PAGES 33 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL B OF SAID PARCEL MAP NO. 92-247, SAID CORNER ALSO BEING THE EASTERLY CORNER OF PARCEL 4 OF PARCEL MAP NO. 83-715, IN SAID CITY OF NEWPORT BEACH, PER MAP FILED IN BOOK 196, PAGES 13 THROUGH 16, INCLUSIVE, OF PARCEL MAPS, IN SAID OFFICE OF THE COUNTY RECORDER,

THENCE, ALONG THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID PARCEL B, SOUTH 39°15'24" EAST, 262.82 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 92-247.

CONTAINING AN AREA OF 3.853 ACRES, MORE OR LESS.

**PARCEL 2:**

PARCEL 4 OF PARCEL MAP NO. 83-715, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 196, PAGES 13 THROUGH 16, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 92-247, IN SAID CITY OF NEWPORT BEACH, PER MAP FILED IN BOOK 295, PAGES 33 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, IN SAID OFFICE OF THE COUNTY RECORDER, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL B OF SAID PARCEL MAP NO. 92-247, SAID CORNER ALSO BEING THE EASTERLY CORNER OF SAID PARCEL 4 OF PARCEL MAP NO. 83-715,

THENCE, ALONG THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID PARCEL B, SOUTH 39°15'24" EAST, 262.82 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 92-247.

RECORDED BY 247.

PLANNING DEPARTMENT

APR 05 2011

CITY OF NEWPORT BEACH



**STANTEC CONSULTING INC.**  
 19 TECHNOLOGY DRIVE  
 IRVINE, CA 92618  
 949.923.6000

**Stantec**

stantec.com

PA2011-046 for LA2011-001  
 630, 650, 670 & 690 Newport Center Drive  
 Stantec Consulting Services Inc.

**EXHIBIT "A"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2011-001**  
**(LEGAL DESCRIPTION)**

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	442-101-19	PARCEL 1
THE IRVINE COMPANY LLC	442-101-16	PARCEL 2
THE IRVINE COMPANY LLC	442-101-18	PARCEL 3

TOGETHER WITH THAT PORTION OF PARCEL 1 OF NEWPORT BEACH LOT LINE ADJUSTMENT NO. 94-2, IN SAID CITY OF NEWPORT BEACH, RECORDED MARCH 9, 1994 AS INSTRUMENT NO. 94-0167617 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON SAID SOUTHWESTERLY LINE OF PARCEL B OF PARCEL MAP NO. 92-247, DISTANT NORTH 39°15'24" WEST, 413.66 FEET FROM SAID MOST SOUTHERLY CORNER OF PARCEL B,

THENCE, TRAVERSING THE INTERIOR OF SAID PARCEL 1 OF NEWPORT BEACH LOT LINE ADJUSTMENT NO. 94-2, THE FOLLOWING COURSES:

SOUTH 50°44'36" WEST, 205.58 FEET,  
 SOUTH 39°15'24" EAST, 178.00 FEET,  
 NORTH 50°44'36" EAST, 4.75 FEET,  
 SOUTH 39°15'24" EAST, 122.08 FEET,  
 SOUTH 50°44'36" WEST, 33.75 FEET,  
 SOUTH 39°15'24" EAST, 12.00 FEET,  
 SOUTH 50°44'36" WEST, 17.25 FEET,  
 SOUTH 39°15'24" EAST, 8.25 FEET,  
 SOUTH 50°44'36" WEST, 8.00 FEET,  
 SOUTH 39°15'24" EAST, 11.00 FEET,  
 SOUTH 50°44'36" WEST, 9.50 FEET,  
 SOUTH 39°15'24" EAST, 5.00 FEET,  
 SOUTH 50°44'36" WEST, 17.83 FEET,  
 NORTH 39°15'24" WEST, 5.00 FEET,  
 SOUTH 50°44'36" WEST, 9.50 FEET,  
 NORTH 39°15'24" WEST, 11.00 FEET,  
 SOUTH 50°44'36" WEST, 8.00 FEET,  
 NORTH 39°15'24" WEST, 15.50 FEET,  
 SOUTH 50°44'36" WEST, 11.50 FEET,  
 SOUTH 16°54'42" WEST, 23.51 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1 OF NEWPORT BEACH LOT LINE ADJUSTMENT NO. 94-2.

CONTAINING AN AREA OF 3.538 ACRES, MORE OR LESS.

**PARCEL 3:**

THAT PORTION OF PARCEL 1 OF NEWPORT BEACH LOT LINE ADJUSTMENT NO. 94-2, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED MARCH 9, 1994 AS INSTRUMENT NO. 94-0167617 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

**EXHIBIT "A"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2011-001**  
**(LEGAL DESCRIPTION)**

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	442-101-19	PARCEL 1
THE IRVINE COMPANY LLC	442-101-16	PARCEL 2
THE IRVINE COMPANY LLC	442-101-18	PARCEL 3

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF PARCEL B OF PARCEL MAP NO. 92-247, IN SAID CITY OF NEWPORT BEACH, PER MAP FILED IN BOOK 295, PAGES 33 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, IN SAID OFFICE OF THE COUNTY RECORDER, DISTANT NORTH 39°15'24" WEST, 413.66 FEET FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL B;

THENCE, TRAVERSING THE INTERIOR OF SAID PARCEL 1 OF NEWPORT BEACH LOT LINE ADJUSTMENT NO. 94-2, THE FOLLOWING COURSES:

SOUTH 50°44'36" WEST, 205.58 FEET,  
 SOUTH 39°15'24" EAST, 178.00 FEET,  
 NORTH 50°44'36" EAST, 4.75 FEET,  
 SOUTH 39°15'24" EAST, 122.08 FEET,  
 SOUTH 50°44'36" WEST, 33.75 FEET,  
 SOUTH 39°15'24" EAST, 12.00 FEET,  
 SOUTH 50°44'36" WEST, 17.25 FEET,  
 SOUTH 39°15'24" EAST, 8.25 FEET,  
 SOUTH 50°44'36" WEST, 8.00 FEET,  
 SOUTH 39°15'24" EAST, 11.00 FEET,  
 SOUTH 50°44'36" WEST, 9.50 FEET,  
 SOUTH 39°15'24" EAST, 5.00 FEET,  
 SOUTH 50°44'36" WEST, 17.83 FEET,  
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 SOUTH 50°44'36" WEST, 9.50 FEET,  
 NORTH 39°15'24" WEST, 11.00 FEET,  
 SOUTH 50°44'36" WEST, 8.00 FEET,  
 NORTH 39°15'24" WEST, 15.50 FEET,  
 SOUTH 50°44'36" WEST, 11.50 FEET,  
 SOUTH 16°54'42" WEST, 23.51 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1 OF NEWPORT BEACH LOT LINE ADJUSTMENT NO. 94-2.

CONTAINING AN AREA OF 5.349 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED  
 BY ME OR UNDER MY DIRECTION.

*James O. Steines*  
 JAMES O. STEINES, P.L.S. 6086  
 EXPIRATION DATE: 12/31/11



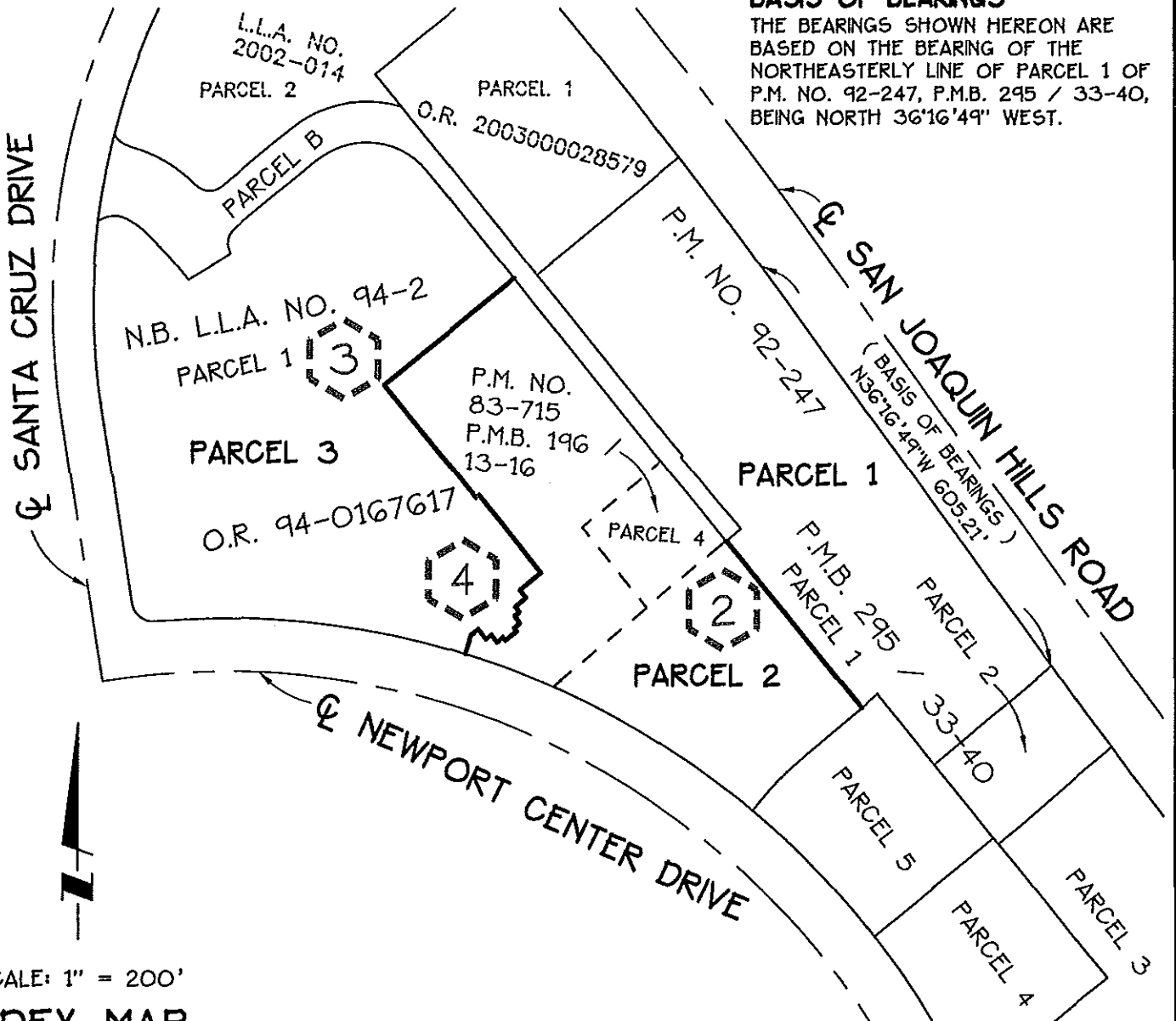


**EXHIBIT "B"**  
 CITY OF NEWPORT BEACH  
 LOT LINE ADJUSTMENT NO. LA 2011-001  
 MAP

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	442-101-19	PARCEL 1
THE IRVINE COMPANY LLC	442-101-16	PARCEL 2
THE IRVINE COMPANY LLC	442-101-18	PARCEL 3

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE NORTHEASTERLY LINE OF PARCEL 1 OF P.M. NO. 92-247, P.M.B. 295 / 33-40, BEING NORTH 36°16'49" WEST.



SCALE: 1" = 200'

**INDEX MAP**




 INDICATES SHEET NO.

THIS EXHIBIT WAS PREPARED BY OR UNDER MY DIRECTION

*James O. Steines*  
 JAMES O. STEINES, P.L.S. 6086  
 LICENSE EXPIRES 12/31/11



**LEGEND**

-  EXISTING PARCEL LINE TO REMAIN
-  PROPOSED PARCEL LINE
-  EXISTING PARCEL LINE TO BE REMOVED



**STANTEC CONSULTING INC.**  
 19 TECHNOLOGY DRIVE  
 IRVINE, CA 92618  
 949.923.6000

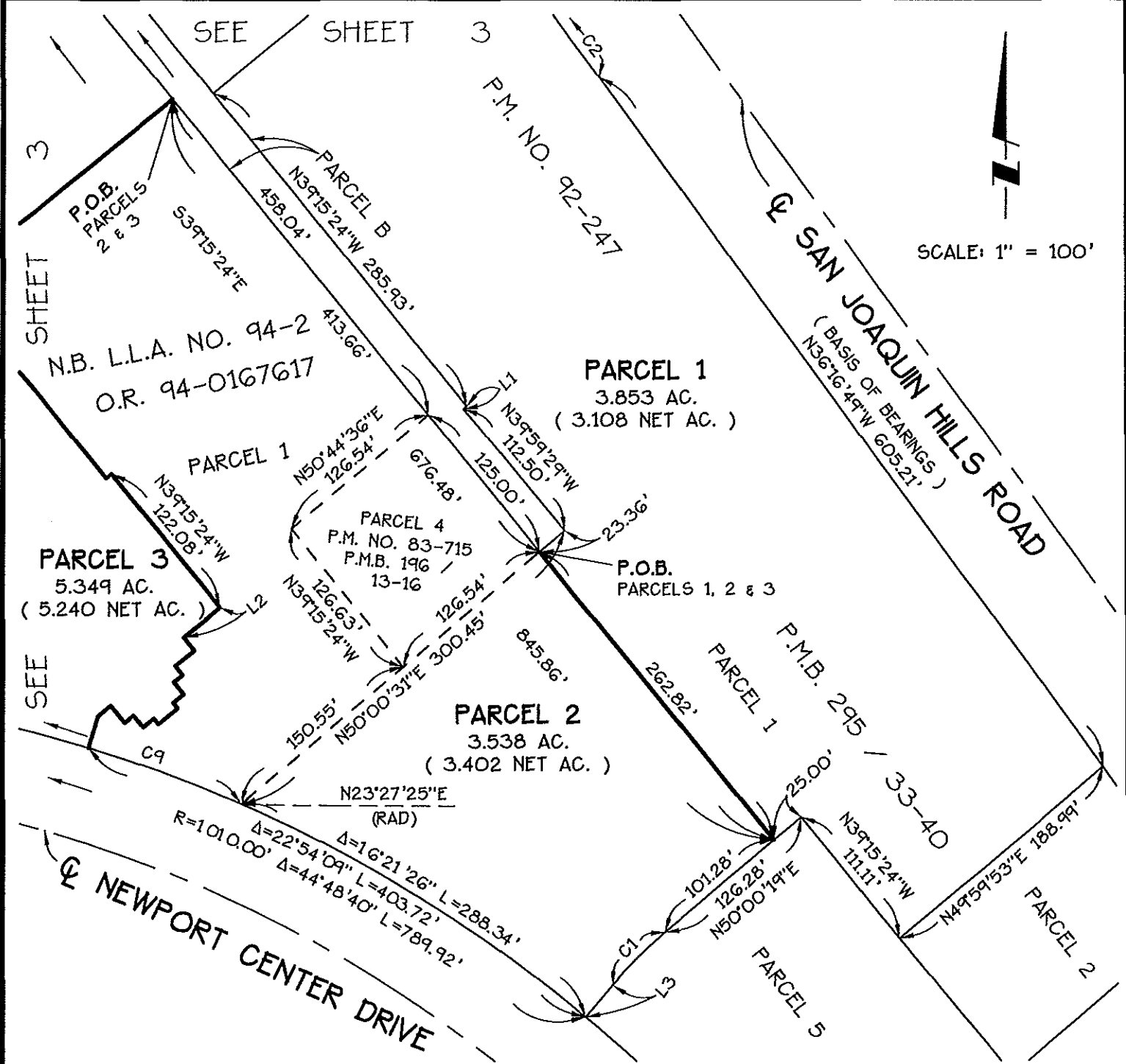
stantec.com

J.N.: 2042 465513

DATE: 4/1/11

**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2011-001**  
**MAP**

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	442-101-19	PARCEL 1
THE IRVINE COMPANY LLC	442-101-16	PARCEL 2
THE IRVINE COMPANY LLC	442-101-18	PARCEL 3



SCALE: 1" = 100'

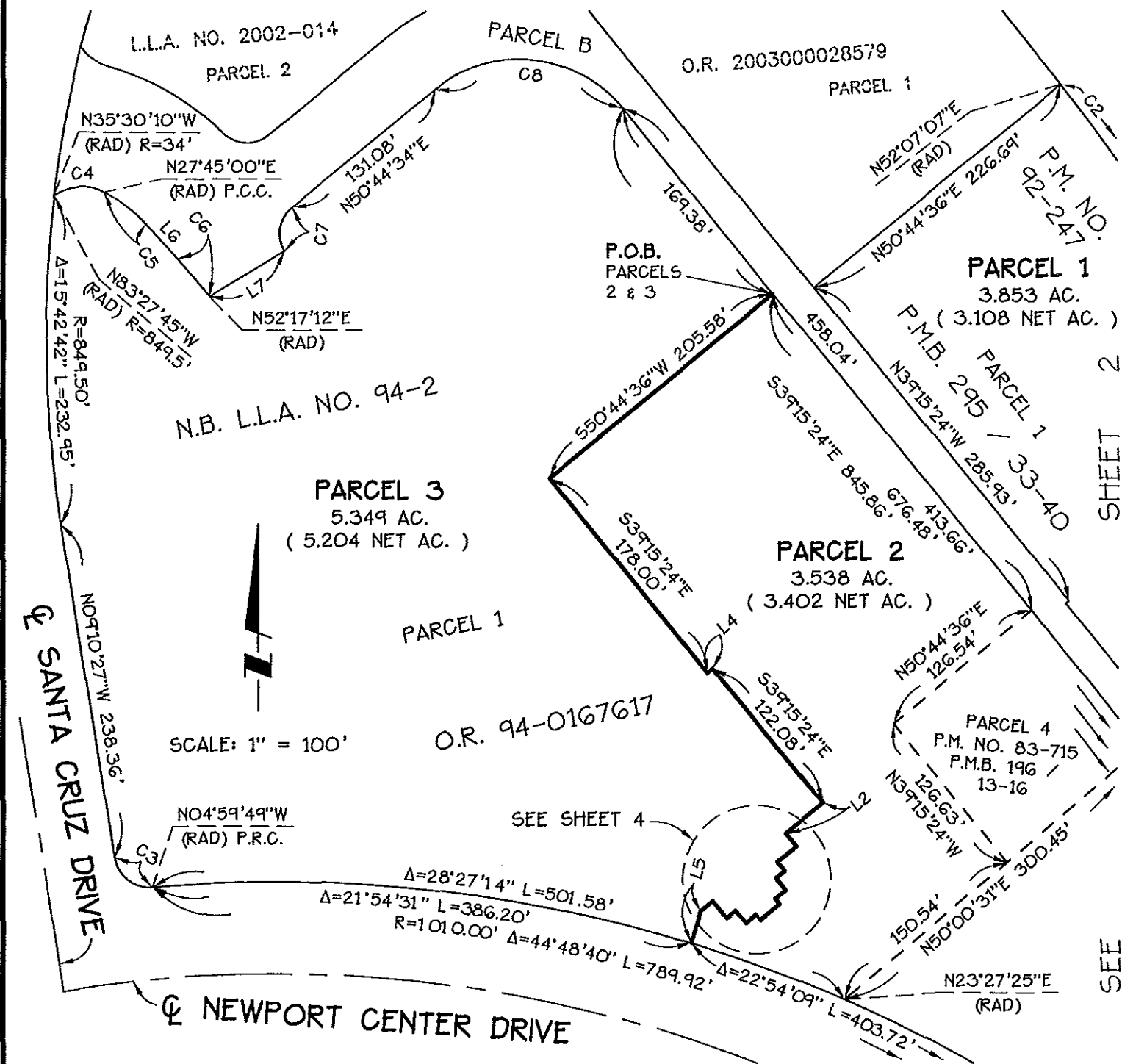
**LEGEND**

- EXISTING PARCEL LINE TO REMAIN
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINE TO BE REMOVED

SEE SHEET 1 FOR BASIS OF BEARINGS.  
 SEE SHEET 4 FOR LINE & CURVE TABLES.

**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2011-001**  
**MAP**

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	442-101-19	PARCEL 1
THE IRVINE COMPANY LLC	442-101-16	PARCEL 2
THE IRVINE COMPANY LLC	442-101-18	PARCEL 3



SHEET 2

SEE

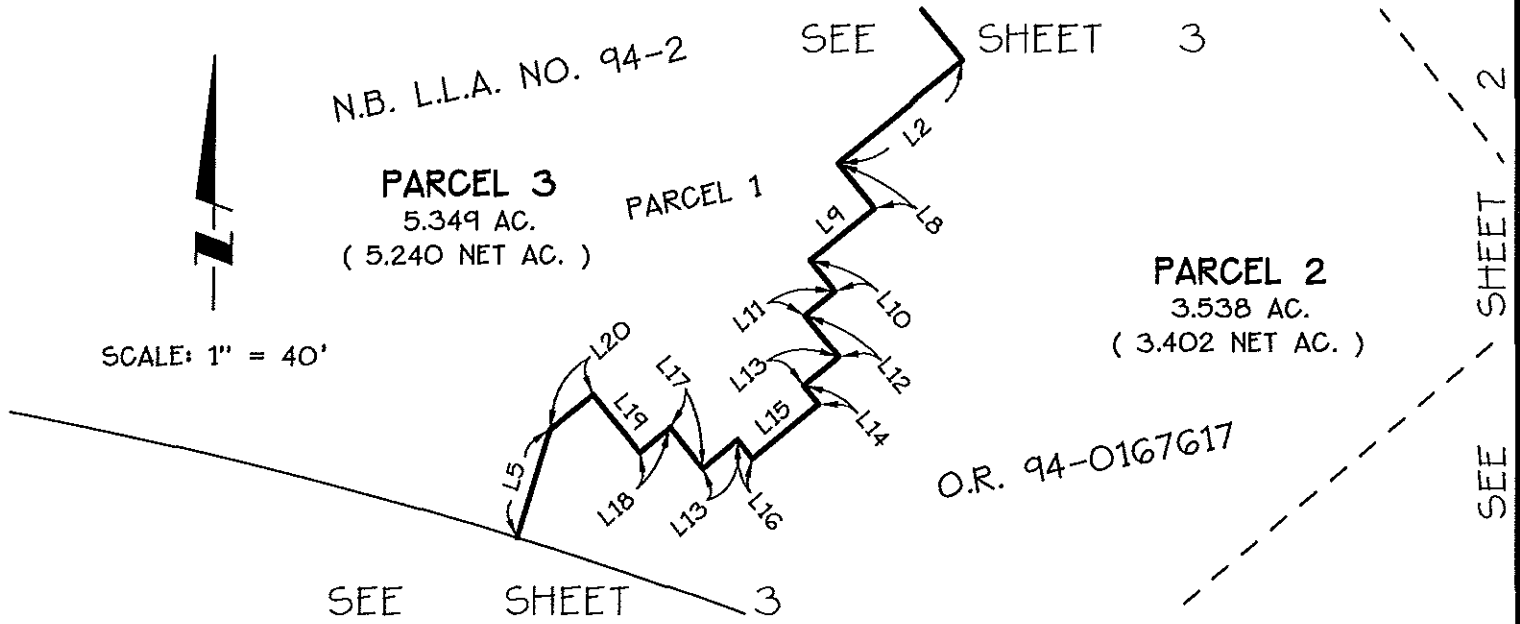
**LEGEND**

	EXISTING PARCEL LINE TO REMAIN
	PROPOSED PARCEL LINE
	EXISTING PARCEL LINE TO BE REMOVED

SEE SHEET 1 FOR BASIS OF BEARINGS.  
 SEE SHEET 4 FOR LINE & CURVE TABLES.

**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2011-001**  
**MAP**

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
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THE IRVINE COMPANY LLC	442-101-18	PARCEL 3



NO.	RADIUS	DELTA	LENGTH
C1	300.00'	10°11'28"	53.36'
C2	5927.50'	01°36'04"	165.64'
C3	25.00'	85°49'22"	37.45'
C4	34.00'	63°15'10"	37.53'
C5	108.00'	19°30'07"	36.76'
C6	399.00'	05°02'05"	35.06'
C7	24.00'	82°04'18"	34.38'
C8	95.00'	90°00'02"	149.23'
C9	1010.00'	28°27'14"	501.58'

NO.	BEARING	DISTANCE
L1	N50°00'31"E	3.08'
L2	S50°44'36"W	33.75'
L3	N39°48'51"E	(R) 29.25'
L4	N50°44'36"E	4.75'
L5	S16°54'42"W	(R) 23.51'
L6	N42°44'53"W	33.62'
L7	N58°40'16"E	(R) 62.06'
L8	S39°15'24"E	12.00'
L9	S50°44'36"W	17.25'
L10	S39°15'24"E	8.25'
L11	S50°44'36"W	8.00'
L12	S39°15'24"E	11.00'
L13	S50°44'36"W	9.50'
L14	S39°15'24"E	5.00'
L15	S50°44'36"W	17.83'
L16	N39°15'24"W	5.00'
L17	N39°15'24"W	11.00'
L18	S50°44'36"W	8.00'
L19	N39°15'24"W	15.50'
L20	S50°44'36"W	11.50'

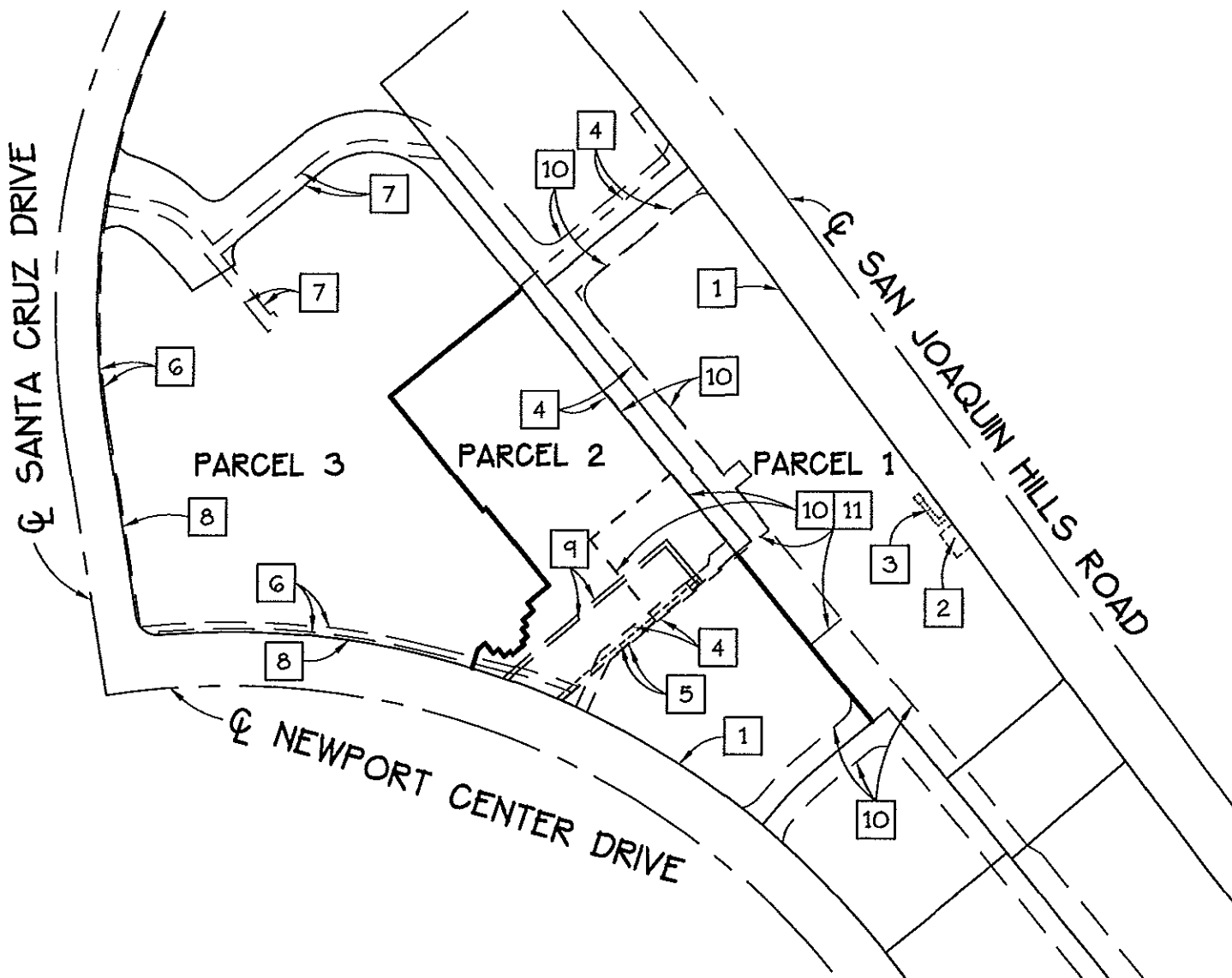
**LEGEND**

- EXISTING PARCEL LINE TO REMAIN
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINE TO BE REMOVED




SEE SHEET 1 FOR BASIS OF BEARINGS.

**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2011-001**  
**MAP**

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	442-101-19	PARCEL 1
THE IRVINE COMPANY LLC	442-101-16	PARCEL 2
THE IRVINE COMPANY LLC	442-101-18	PARCEL 3



**LEGEND**

-  EXISTING PARCEL LINE TO REMAIN
-  PROPOSED PARCEL LINE
-  EXISTING PARCEL LINE TO BE REMOVED



SCALE: 1" = 200'

**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2011-001**  
**MAP**

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	442-101-19	PARCEL 1
THE IRVINE COMPANY LLC	442-101-16	PARCEL 2
THE IRVINE COMPANY LLC	442-101-18	PARCEL 3

**EASEMENT NOTES:**

AN EASEMENT TO COUNTY OF ORANGE FOR AVIGATION AND INCIDENTAL PURPOSES RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

- 1 ALL VEHICULAR ACCESS RIGHTS TO NEWPORT CENTER DRIVE AND SAN JOAQUIN HILLS ROAD EXCEPT AT APPROVED ACCESS LOCATIONS HAVE BEEN RELINQUISHED TO THE CITY OF NEWPORT BEACH PER P.M. NO. 92-247, P.M.B. 295 / 33-40 AND PER BOOK 10022, PAGE 183, BOOK 10022, PAGE 186, BOOK 10027, PAGE 558, ALL OF OFFICIAL RECORDS.
  - 2 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED MARCH 30, 1970 IN BOOK 9250, PAGE 392, OF OFFICIAL RECORDS.
  - 3 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED JUNE 9, 1970 IN BOOK 9311, PAGE 377, OF OFFICIAL RECORDS.
  - 4 AN EASEMENT TO THE CITY OF NEWPORT BEACH FOR A WATER LINE AND APPURTENANCES RECORDED JUNE 14, 1971 IN BOOK 9675, PAGE 396, OF OFFICIAL RECORDS.
  - 5 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED JULY 5, 1972 IN BOOK 10208, PAGE 930, OF OFFICIAL RECORDS.
  - 6 AN EASEMENT TO THE PUBLIC FOR SIDEWALK PURPOSES AS DEDICATED ON P.M. NO. 83-715, P.M.B. 196 / 13-16.
  - 7 AN EASEMENT TO THE CITY OF NEWPORT BEACH FOR WATER LINE PURPOSES AS DEDICATED ON P.M. NO. 83-715, P.M.B. 196 / 13-16.
  - 8 ALL VEHICULAR ACCESS RIGHTS TO NEWPORT CENTER DRIVE AND SANTA CRUZ DRIVE EXCEPT AT STREET INTERSECTIONS AND AT DRIVEWAYS HAVE BEEN RELEASED AND RELINQUISHED TO THE CITY OF NEWPORT BEACH PER P.M. NO. 83-715, P.M.B. 196 / 13-16.
  - 9 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED JANUARY 22, 1991 AS INSTRUMENT NO. 91-028852, OF OFFICIAL RECORDS.
  - 10 A "DECLARATION OF ACCESS EASEMENT" RECORDED FEBRUARY 10, 1997 AS INSTRUMENT NO. 19970061909, OF OFFICIAL RECORDS AND AS SHOWN ON P.M. NO. 92-247, P.M.B. 295 / 33-40.
  - 11 A "DECLARATION OF JOINT PARKING AGREEMENT" RECORDED FEBRUARY 10, 1997 AS INSTRUMENT NO. 19970061910, OF OFFICIAL RECORDS AND AS SHOWN ON P.M. NO. 92-247, P.M.B. 295 / 33-40.
- AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR AN ELECTRICAL SUPPLY SYSTEMS RECORDED SEPTEMBER 14, 1973 IN BOOK 10900, PAGE 406, OF OFFICIAL RECORDS. (THE EXACT LOCATION IS INDETERMINATE)

**EXHIBIT "C"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2011-001**  
**SITE PLAN**

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	442-101-19	PARCEL 1
THE IRVINE COMPANY LLC	442-101-16	PARCEL 2
THE IRVINE COMPANY LLC	442-101-18	PARCEL 3

