

Recorded in Official Records, Orange County
Tom Daly, County Recorder



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R# 429894



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

NOTICE OF EXEMPTION

To: <input type="checkbox"/> Office of Planning and Research P.O. BOX 3044 Sacramento, CA 95812-3044		From: City of Newport Beach Planning Department 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:	
Project Title:	Chase Bank		
Project Location – Specific	1000 Irvine Avenue, Lot 16, Tract 4824 (Chase Bank) and 1016-1150 Irvine Avenue, Lot 17, Tract 4824 (Westcliff Plaza)		
Project Location - City:	Newport Beach	Project Location – County	Orange
Project Description:	A minor use permit, comprehensive sign program, and lot line adjustment to allow the construction of a new 4,005-square-foot financial institution. The minor use permit is requested to allow a dual lane drive-through ATM on-site. The comprehensive sign program application includes a request to allow one additional secondary wall sign on a second secondary frontage, a 30 percent increase in area for both secondary wall signs, and deviations from the minimum separation and placement requirements for wall signs in the middle 50 percent of the tenant frontage. The proposed lot line adjustment will move the interior lot lines to encompass existing landscape areas on the Westcliff Plaza Shopping Center to provide for parking, ATM, drive-aisle, and landscape improvements for the development of the bank site at 1000 Irvine Avenue. Existing parking drive aisles or traffic circulation within the Westcliff Plaza Shopping Center will not be impacted. The lot line adjustment increases the area of the existing 22,366-square-foot 1000 Irvine Avenue parcel by 4,260 square feet to 26,626 square feet. The area of the existing Westcliff Plaza parcel is 339,768 square feet and the proposed lot line adjustment would decrease the size of the Westcliff Plaza parcel to 335,508 square feet.		

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JUN 29 2012

TOM DALY, CLERK-RECORDER

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Updated 9/11/2007

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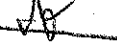
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Exempt Status: (check one)

- 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-New Construction or Conversion of Small Structures (§15303), Class 11-Accessory Structures (§15311), and Class 5-Minor Alterations in Land Use Limitations (§15305)
- Statutory Exemptions. State code number _____
- General Rule (Sec. 15061(b)(3))

Reasons why project is exempt: The City of Newport Beach has considered any potential environmental effects of the proposed project. Based on the Zoning Administrator review and all supporting materials provided, the Zoning Administrator determined that the project is exempt from further environmental review.

The Minor Use Permit has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 3 (New Construction or Conversion of Small Structures), per Section 15303 of the California Environmental Quality Act, because The Class 3 exemption applies to up to four commercial buildings in urbanized areas not exceeding 10,000 square feet in floor area on sites 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 subject property is zoned for retail and service commercial uses and the proposed project does not involve significant amounts of hazardous substances and all necessary public services and facilities are provided. The proposed project is consistent with this exemption and involves the development of one commercial building with a total of 4,008 square feet and parking lot accessory structures within an urbanized area.

The Comprehensive Sign Program has been reviewed, and it has been determined that is categorically exempt from the requirements of the California Environmental Quality Act under Class 11 (Accessory Structures). The project consists of on-premise signs which are exempt under the Class 11 designation.

The Lot Line Adjustment has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 5 (Minor Alterations in Land Use Limitations). The project consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent which do not result in any changes in land use or density, including but not limited to minor lot line adjustments not resulting in the creation of any new parcel.

Project Applicant: Irvine Company
Applicant Contact: John Murphy, Vice President, Development
Applicant Address: 100 Innovation
Irvine, CA 92617
(949) 720-3171

Name of Public Agency Approving Project: City of Newport Beach

Date of Approval: June 27, 2012

Contact Person: Makana Nova Title: Assistant Planner

Signature:  Tel.No. (949) 644-3249 Date: June 27, 2012

