



CITY OF

NEWPORT BEACH

City Council Staff Report

November 30, 2021
Agenda Item No. 19

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Final Tract Map No. 18121 for a Residential Condominium
Development Located at 1501 Mesa Drive and 20462 Santa Ana
Avenue

ABSTRACT:

The Final Tract Map No. 18121 for Condominium Purposes for a residential condominium development located at 1501 Mesa Drive and 20462 Santa Ana Avenue is now ready for the City Council's consideration of approval. The project Tentative Tract Map and Major Site Development Review were approved by the Planning Commission on March 21, 2019 and the City Council upheld the decision with the adoption of Resolution No, 2019-73 on August 13, 2019.

RECOMMENDATION:

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly;
- b) Review and approve the Subdivision Agreement for Final Tract Map No. 18121 pursuant to Section 19.36.010 of the Municipal Code, and authorize the Mayor and City Clerk to execute the Subdivision Agreement;
- c) Review and approve the required construction securities for the Final Tract No. 18121 pursuant to Section 19.36.030 of the Municipal Code, and authorize the Public Works Director to execute and release the securities; and
- d) Review and approve the Final Tract Map No. 18121 located at 1501 Mesa Drive and 20462 Santa Ana Avenue pursuant to Section 19.60.010 of the Municipal Code.

DISCUSSION:

Back Bay Bungalow LLC., a California limited liability company (Property Owner), is proposing a residential condominium development located at 1501 Mesa Drive and 20462 Santa Ana Avenue (Attachment A). The development consists of the demolition of two existing single-family residences and construction of an eight-unit residential condominium project on an approximately 0.325-acre site.

The project is in the West Santa Ana Heights area of the City of Newport Beach (City), more specifically at the northeasterly corner of the Santa Ana Avenue and Mesa Drive intersection. Tentative Tract Map No. 18121 (City Tentative Tract Map No. NT2017-003) and the Major Site Development Review (SD2017-008) for the proposed development were approved by the Planning Commission on March 21, 2019 (Planning Commission Resolution No. PC2019-008) (Attachment B). On April 3, 2019, a call for review was filed by then Mayor Diane Dixon. On August 13, 2019, the City Council adopted Resolution No. 2019-73, upholding the Planning Commission's approval of Major Site Development Review No. SD2017-008 for an eight-unit residential condominium project (Attachment C).

On July 15, 2020, the applicant made the initial submittal for Final Tract Map No. 18121 to the Public Works Department for approval and filing in order to construct the proposed residential condominium development (Attachment D). On October 6, 2021, the applicant submitted construction surety bonds in the amount consistent with the Public Works Department's approved cost estimate in the form acceptable to the City, guaranteeing the completion of the various required public and private improvements. The bonds have been reviewed and approved by the City Attorney's Office and the Public Works Department (Attachment E). The applicant has also satisfied all applicable Tract Map conditions of approval for the residential condominium development.

Per Section 19.60.010 of the Newport Beach Municipal Code, the City Council shall review Final Tract Maps. Final Tract Map No. 18121 does conform to the applicable Tentative Tract Map and its conditions of approval. Per Sections 19.36.010 and 19.36.030 of the Municipal Code, the City Council shall review the Subdivision Agreement and required securities to ensure the completion of all required improvements (Attachment F). The map also conforms to all requirements of the Subdivision Map Act and the City's Subdivision regulations.

FISCAL IMPACT:

There is no fiscal impact related to this item.

ENVIRONMENTAL REVIEW:

Planning Commission Resolution No. PC2019-008 and City Council Resolution No. 2019-76 for this development has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 under Class 32 (In-fill Development) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment. The action of approving the final tract map will not be subject to CEQA pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonable foreseeable indirect physical change to the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENTS:

Attachment A – Location Map
Attachment B – Planning Commission Resolution No. PC2019-008
Attachment C – City Council Resolution No. 2019-73
Attachment D – Tract Map 18121
Attachment E – Tract Map 18121 Surety Bonds
Attachment F – Tract Map 18121 Subdivision Agreement