



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

February 13, 2020
Agenda Item No. 4

SUBJECT: BR Trust Lot Line Adjustment (PA2020-001)
▪ Lot Line Adjustment No. LA2020-001

SITE LOCATION: 4700 Surrey Drive

APPLICANT: Toal Engineering, Inc.

OWNER: Byron C Roth and Noemi Chavez-Helm

PLANNER: Liane Schuller, Planning Consultant
949-644-3200, lschuller@newportbeachca.gov

LAND USE AND ZONING

- **General Plan:** RS-D (Single-Unit Residential Detached) and OS (Open Space)
- **Zoning District:** R-1-6,000 (Single-Unit Residential Detached) (6000 indicates minimum lot area) and OS (Open Space)

PROJECT SUMMARY

A lot line adjustment application to adjust the boundary between two contiguous parcels located in the Cameo Highlands area. Land will be taken from an undeveloped strip of land along the Surrey Drive right-of-way and reallocated to 4700 Surrey Drive for future driveway purposes. The area of adjustment is approximately 336 square feet. There will be no change in the number of parcels.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 under Class 5 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Lot Line Adjustment No. LA2020-001 (Attachment No. ZA 1).

DISCUSSION

- The applicant proposes to adjust the boundary between two contiguous parcels located in the Cameo Highlands area. The unaddressed strip of land along Surrey Drive is zoned Open Space and the General Plan Land Use Element category is Open Space (OS). The contiguous property at 4700 Surrey Drive is zoned Single-Unit Residential (R-1-6,000) and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).
- The property at 4700 Surrey Drive contains a single-family residence originally constructed in 1978. The 5-foot by 67-foot strip of land along Surrey Drive is a portion of an unimproved parcel that runs along the street, which was retained by the Irvine Company when the surrounding area was subdivided.
- The proposed lot line adjustment will shift the existing property line between two parcels towards the southwest, reallocating approximately 336 square feet of land to the property at 4700 Surrey Drive. The resulting boundary will facilitate construction of a driveway from Surrey Drive to a new garage at the lower level of the existing single-family residence.
- The existing area of 4700 Surrey Drive is approximately 1.002 acres (43,651 square feet). The proposed lot line adjustment would increase the area to approximately 1.008 acres (43,987 square feet). The existing area of the unaddressed strip of land along Surrey Drive would reduce from approximately 0.086 acres (3,759 square feet) to 0.079 acres (3,423 square feet).
- The proposed lot line adjustment will not change the existing use or allowable intensity or density, of either property. The number of parcels will remain unchanged.
- The proposed lot line adjustment will not result in a development pattern that is inconsistent with the surrounding neighborhood. The property at 4700 Surrey Drive will continue to allow for a maximum of one single-unit dwelling consistent with the applicable General Plan Land Use and zoning designation.
- Future development at both lots will continue to be required to comply with all applicable development standards specified by the Zoning Code and General Plan.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15305 of the State CEQA (California Environmental Quality Act) Guidelines - Class 5 (Minor Alterations in Land Use Limitations). This exemption 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. The proposed lot line adjustment affects the shared property line between two parcels and is necessary for the development of a driveway to access a new garage at the lower level of the existing residence at 4700 Surrey Drive. There will be no change in land use, density, or intensity.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, 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 before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal may be filed with the Director of Community Development within 10 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:


Liane Schuller
Planning Consultant

GR/ls

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Exhibits

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2020-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LOT LINE ADJUSTMENT NO. LA2020-001 TO ADJUST THE BOUNDARIES OF PARCELS LOCATED AT AND ADJACENT TO 4700 SURREY DRIVE (PA2020-001)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Toal Engineering, Inc. requesting approval of a lot line adjustment with respect to property located at 4700 Surrey Drive and an adjacent 5-foot wide strip of undeveloped land along the Surrey Drive right-of-way. These properties are legally described as Parcel I as shown on Exhibit "B" attached to Lot Line Adjustment No. 98-05 recorded September 22, 1998 as Instrument No. 19980634516 of Official Records of Orange County, California; and that portion of Block 95, Irvine's Subdivision, lying southerly of and contiguous to Parcels 2, 3, and 4 of Parcel Map No. 89-137, excepting therefrom any portion lying within Tract No. 3519.
2. The applicant proposes to adjust the boundary between two (2) contiguous parcels. Land taken from the unaddressed, undeveloped strip of land will be reallocated to 4700 Surrey Drive. There will be no change in the number of parcels.
3. The unaddressed strip of land along Surrey Drive is zoned Open Space and the General Plan Land Use Element category is Open Space (OS). The contiguous property at 4700 Surrey Drive is zoned Single-Unit Residential (R-1-6,000) and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).
4. The subject properties are not located in the coastal zone.
5. A public hearing was held on February 13, 2020, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to Title 14 of the California Code of Regulations (Section 15305, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 5 (Minor Alterations in Land Use Limitations) of the Guidelines for CEQA.
2. This exemption 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 minor lot line adjustments. The proposed boundary adjustment affects the property line between two (2) contiguous parcels and is intended to accommodate future construction of a driveway to a new garage at the lower level of the existing residence at 4700 Surrey Drive.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 19.76.020 (Procedures for Lot Line Adjustments) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. 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 the title.*

Facts in Support of Finding:

1. The proposed lot line adjustment will not change the existing use, or allowable intensity or density, of either property. The General Plan Land Use Designation of Single-Unit Residential Detached will be maintained for the 4700 Surrey Drive parcel. The Open Space designation will be maintained for the unaddressed, undeveloped strip of land along Surrey Drive.
2. The proposed lot line adjustment will not result in a development pattern that is inconsistent with the surrounding neighborhood. The 4700 Surrey Drive property will continue to allow for a maximum of one single-unit dwelling consistent with the applicable General Plan Land Use and zoning designation. The use of the contiguous undeveloped strip of OS land will continue to be consistent with the applicable General Plan Land Use and zoning designation.
3. The proposed lot line adjustment is consistent with the purpose identified in Chapter 19.76 (Lot Line Adjustment) of the Newport Beach Municipal Code. The lot line adjustment constitutes a minor boundary adjustment involving two (2) adjacent lots where land taken from one lot is added to an adjacent lot. The original number of lots will remain unchanged after the adjustment.
4. The subdivision does not negatively impact surrounding land owners, and will not in itself be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood, as the adjustment affects interior property lines between two (2) adjacent parcels.

Finding:

- B. The number of parcels resulting from the lot line adjustment remains the same as before the adjustment.*

Fact in Support of Finding:

1. The proposed lot line adjustment will adjust the property line between two (2) contiguous parcels. The number of parcels remains the same as before the lot line adjustment.

Finding:

- C. 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 lot width, depth and area than the parcels that existed prior to the lot line adjustment.*

Facts in Support of Finding:

1. The 4700 Surrey Drive property is located within Single-Unit Residential (R-1-6,000) Zoning District, intended to provide for detached single-unit dwellings. The unaddressed, undeveloped strip of land along Surrey Drive is zoned OS (Open Space), intended to provide areas to maintain and protect the community's natural open spaces, and to maintain open space areas within developed areas. The proposed lot line adjustment will not change the existing use of the parcels affected.
2. The proposed lot line adjustment will shift the existing property line between two (2) parcels towards the southwest, reallocating approximately 336 square feet of land to the property at 4700 Surrey Drive. The resulting boundary will allow construction of a driveway from Surrey Drive to a new garage at the lower level of the existing single-family residence
3. The proposed 4700 Surrey Drive parcel will continue to exceed the minimum site area requirement of the R-1-6,000 Zoning District. Lots of this designation are required to provide a minimum lot area of 6,000 square feet. In this case, the proposed 4700 Surrey Drive parcel is compliant in size with an area of 1.008 acres (43,897 square feet).
4. The proposed lot line adjustment will not result in a development pattern that is inconsistent with the surrounding neighborhood. The property at 4700 Surrey Drive will continue to allow for a maximum of one single-unit dwelling consistent with the applicable General Plan Land Use and zoning designation.

Finding:

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

Fact in Support of Finding:

1. The proposed lot line adjustment affects the interior property lines between two (2) adjacent parcels. Legal access to the subject properties is not affected by the adjustment.

Finding:

- E. 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.*

Fact in Support of Finding:

1. Vehicular access to the existing properties is from Surrey Drive and the final configuration will not change.

Finding:

- F. That the final configuration of a reoriented lot does not result in any reduction of the street site 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 site setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street site setbacks are appropriate, and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

Fact in Support of Finding:

1. The final configuration of the proposed parcels does not result in a requirement for revised setbacks since the parcels are not proposed to be reoriented. The required setbacks applicable to parcels in the R-1-6,000 Zoning District shall continue to apply to the adjusted parcel.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15305 under Class 5 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Lot Line Adjustment No. LA2020-001, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.

3. This action shall become final and effective ten (10) days following the date this Resolution was adopted unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 19 (Subdivisions) of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF FEBRUARY, 2020.

BY:

Jaime Murillo, Zoning Administrator

EXHIBIT “A”

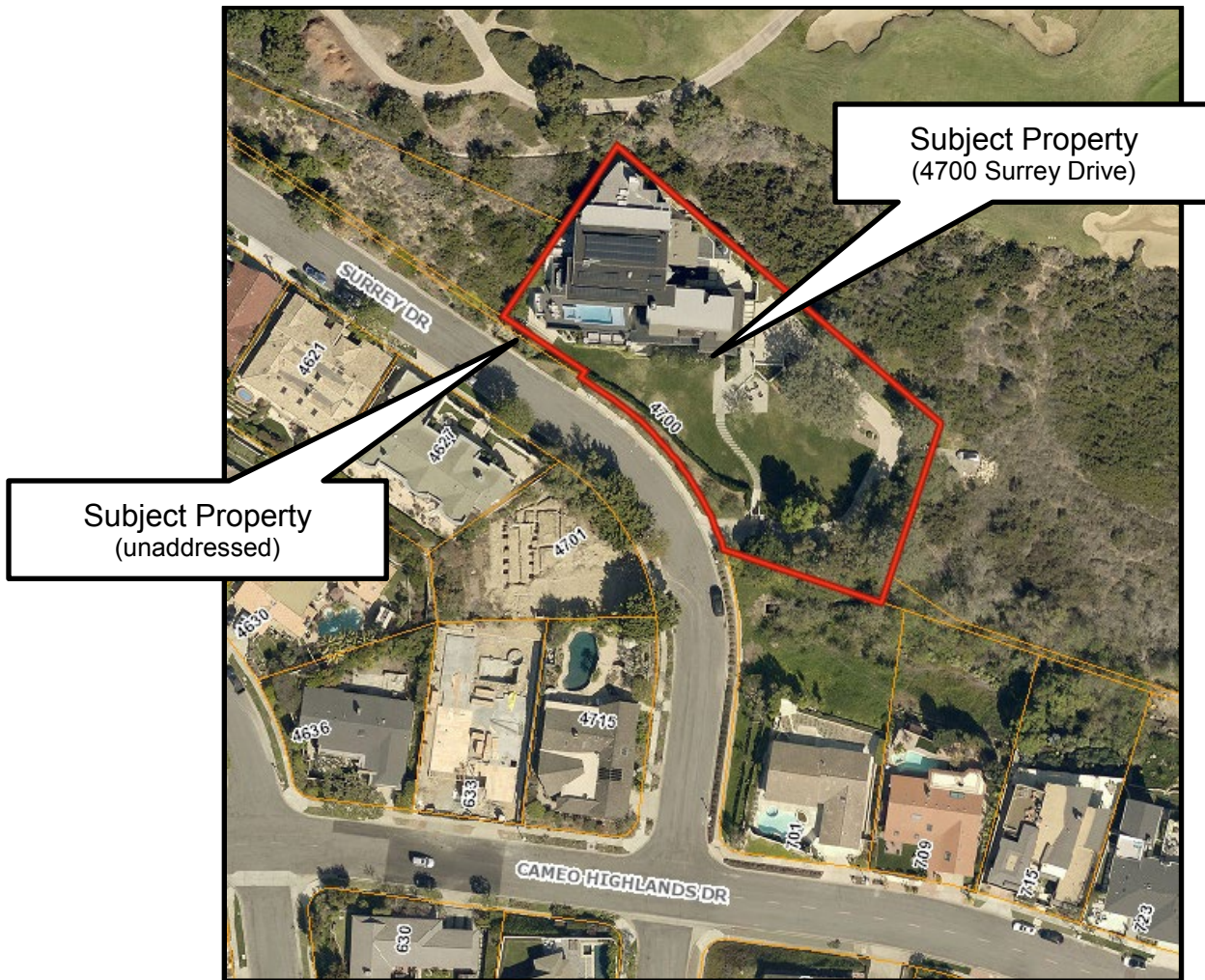
CONDITIONS OF APPROVAL

1. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
2. The approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 19 (Subdivisions) of the Newport Beach Municipal Code.
3. Prior to recordation of the lot line adjustment, the applicant shall submit the exhibits to the Public Works Department for final review.
4. 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 BR Trust Lot Line Adjustment including, but not limited to, Lot Line Adjustment No. LA2020-001 (PA2020-001). 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.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Lot Line Adjustment No. LA2020-001
PA2020-001

4700 Surrey Drive

Attachment No. ZA 3

Exhibits

EXHIBIT 'A'
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT LLA 2020-001

SHEET 1 OF 2

(Legal Description)

Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
BRYON C. ROTH & NOEMI CHAVEZ-HEHN, TRUSTEES OF THE BR TRUST DATED FEBRUARY 8, 2000 AS AMENDED AND RESTATED MARCH 4, 2014	475-069-04	PARCEL 1
THE IRVINE COMPANY, LLC, SUCCESSOR IN INTEREST TO THE IRVINE COMPANY, A WEST VIRGINA CORPORATION	475-069-05, 475-035-01	PARCEL 2

PARCEL 1:

BEING ALL OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 98-05 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED SEPTEMBER 22, 1998 AS INSTRUMENT No. 19980634516, OFFICIAL RECORDS OF SAID ORANGE COUNTY;

TOGETHER WITH THE THAT PORTION OF BLOCK 95, IRVINE'S SUBDIVISION, IN SAID CITY OF NEWPORT BEACH, AS PER MAP FILED IN BOOK 1, PAGE 88, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY;

ALL MORE PARTICULARLY DESCRIBED AS:

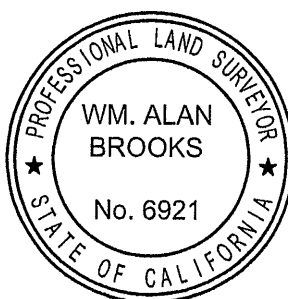
A FIVE (5.0') FOOT WIDE STRIP OF LAND BOUNDED SOUTHERLY BE THE NORTHERLY RIGHT-OF-WAY OF SURREY DRIVE, A FIFTY-SIX (56.0') FOOT WIDE PUBLIC ROAD, DEDICATED ON A MAP OF TRACT NO. 3519, FILED IN BOOK 128, PAGES 18 THROUGH 21, OF SAID MISCELLANEOUS MAPS OF ORANGE COUNTY; SAID FIVE (5.0') WIDE STRIP OF LAND BOUNDED NORTHERLY AND EASTERLY BY SAID PARCEL 1 OF LOT LINE ADJUSTMENT NO. 98-05;

SAID STRIP OF LAND BOUNDED WESTERLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 1 OF LOT LINE ADJUSTMENT NO. 98-05.

The above described parcel contains 43651 square feet = 1.002 Acres, more or less.

All as shown on Exhibit 'B' attached hereto and by this reference made a part hereof.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF
WAY, AND OTHER MATTERS OF RECORD, IF ANY.



PREPARED BY ME OR UNDER MY
DIRECTION ON: 1/27/2020

Wm. Alan Brooks
Wm Alan Brooks LS 6129

EXHIBIT 'A'
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT LLA 2020-001

SHEET 2 OF 2

(Legal Description)

Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
BRYON C. ROTH & NOEMI CHAVEZ-HEHN, TRUSTEES OF THE BR TRUST DATED FEBRUARY 8, 2000 AS AMENDED AND RESTATED MARCH 4, 2014	475-069-04	PARCEL 1
THE IRVINE COMPANY, LLC, SUCCESSOR IN INTEREST TO THE IRVINE COMPANY, A WEST VIRGINA CORPORATION	475-069-05, 475-035-01	PARCEL 2

PARCEL 2:

THAT PORTION OF BLOCK 95, IRVINE'S SUBDIVISIONS, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1, PAGE 88, MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A FIVE (5.00') FOOT WIDE STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE BEING THE WESTERN BOUNDARY OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 98-05, RECORDED SEPTEMBER 22, 1998 AS INSTRUMENT NO. 19980634516, O.R. AND DESCRIBED AS HAVING A BEARING AND DISTANCE OF "NORTH 32°45'00" EAST, 140.11 FEET";

THENCE ALONG THE SOUTHERLY PROLONGATION OF SAID COURSE, SOUTH 32°45'00" WEST, 5.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SURREY DRIVE, A FIFTY-SIX (56.0) FOOT WIDE PUBLIC ROAD DEDICATED ON A MAP OF TRACT NO. 3519, FILE IN BOOK 128, PAGES 18 THROUGH 21 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF SURREY DRIVE, NORTH 57°15'00" WEST, 273.51 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF SURREY DRIVE, NORTH 60°55'00" WEST, 430.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF SURREY DRIVE AND THE NORTHERLY LINE OF LOT 142 OF SAID TRACT NO. 3519, NORTH 71°16'07" WEST, 251.19 FEET TO NORTHWEST CORNER OF SAID LOT 142 AND SAID TRACT NO. 3519 TO THE SOUTHERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 89-137 AS SHOWN ON A MAP FILED IN PARCEL MAP BOOK 272, PAGES 39 THROUGH 41, OFFICIAL RECORDS OF SAID ORANGE COUNTY;

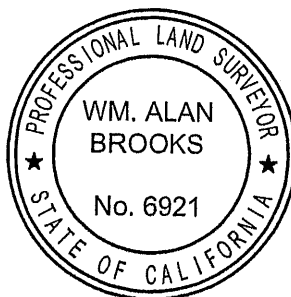
THENCE ALONG SAID SOUTHERLY LINE, SOUTH 71°32'30" EAST, 271.93 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF PARCEL 2 AND THE SOUTHERLY LINE OF PARCEL 3 OF SAID PARCEL MAP NO. 89-137, SOUTH 60°55'00" EAST, 410.00 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID PARCEL 3, SOUTH 57°15'00" EAST, 273.65 FEET TO THE **TRUE POINT OF BEGINNING**;

The above described parcel contains 3632 square feet, or 0.083 Acres, more or less.

All as shown on Exhibit 'B' attached hereto and by this reference made a part hereof.



SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF
WAY, AND OTHER MATTERS OF RECORD, IF ANY.

PREPARED BY ME OR UNDER MY
DIRECTION ON: 1/27/2020

Wm. Alan Brooks
Wm Alan Brooks

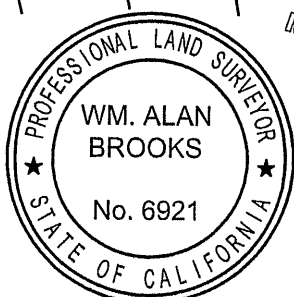
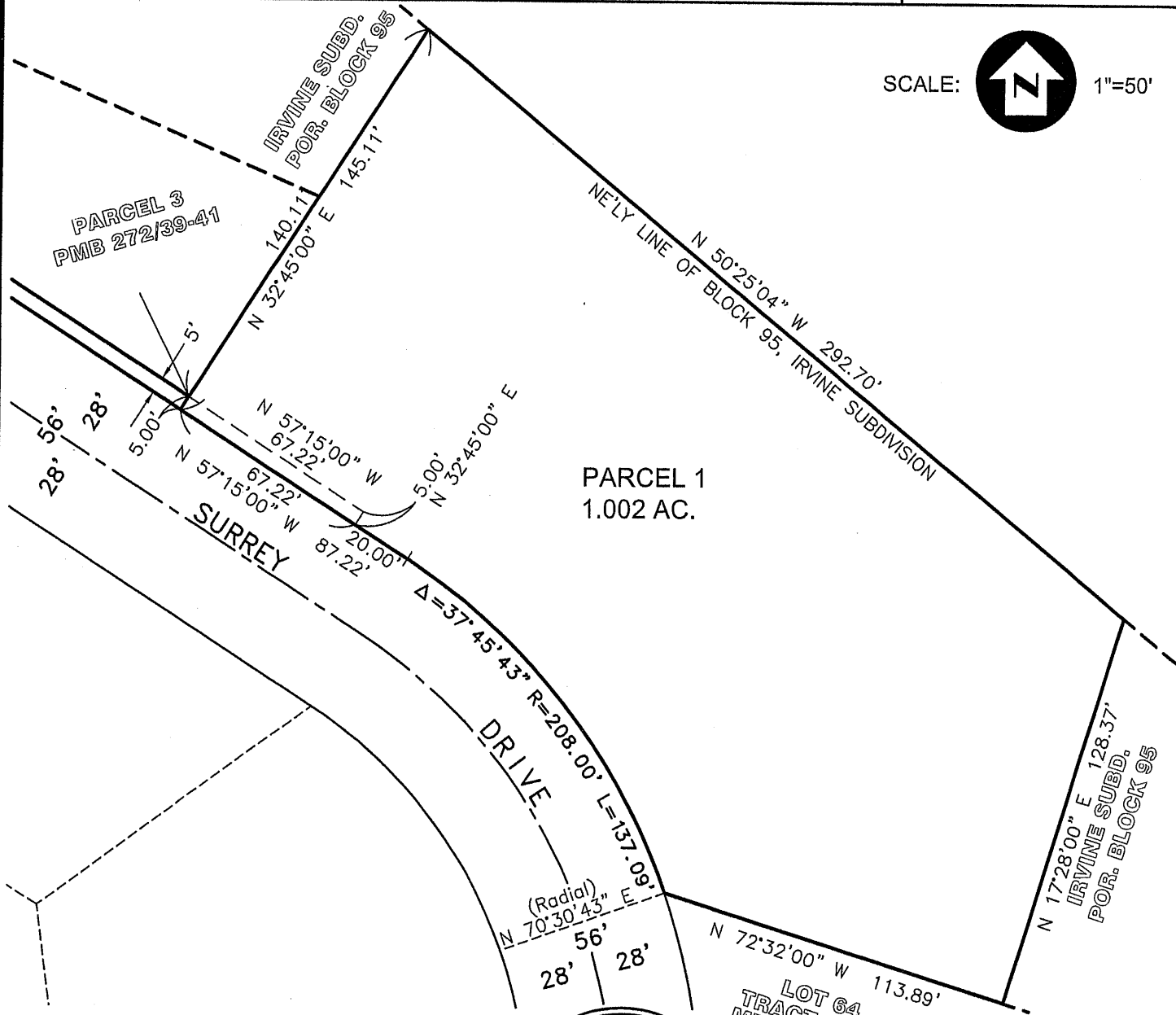
LS 6129

EXHIBIT 'B'
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT LLA 2020 - 001

SHEET 1 OF 2

(Map)

Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
BRYON C. ROTH & NOEMI CHAVEZ-HEHN, TRUSTEES OF THE BR TRUST DATED FEBRUARY 8, 2000 AS AMENDED AND RESTATED MARCH 4, 2014	475-069-04	PARCEL 1
THE IRVINE COMPANY, LLC, SUCCESSOR IN INTEREST TO THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION	475-069-05, 475-035-01	PARCEL 2



PREPARED BY ME OR UNDER MY
DIRECTION ON: 1/27/2020

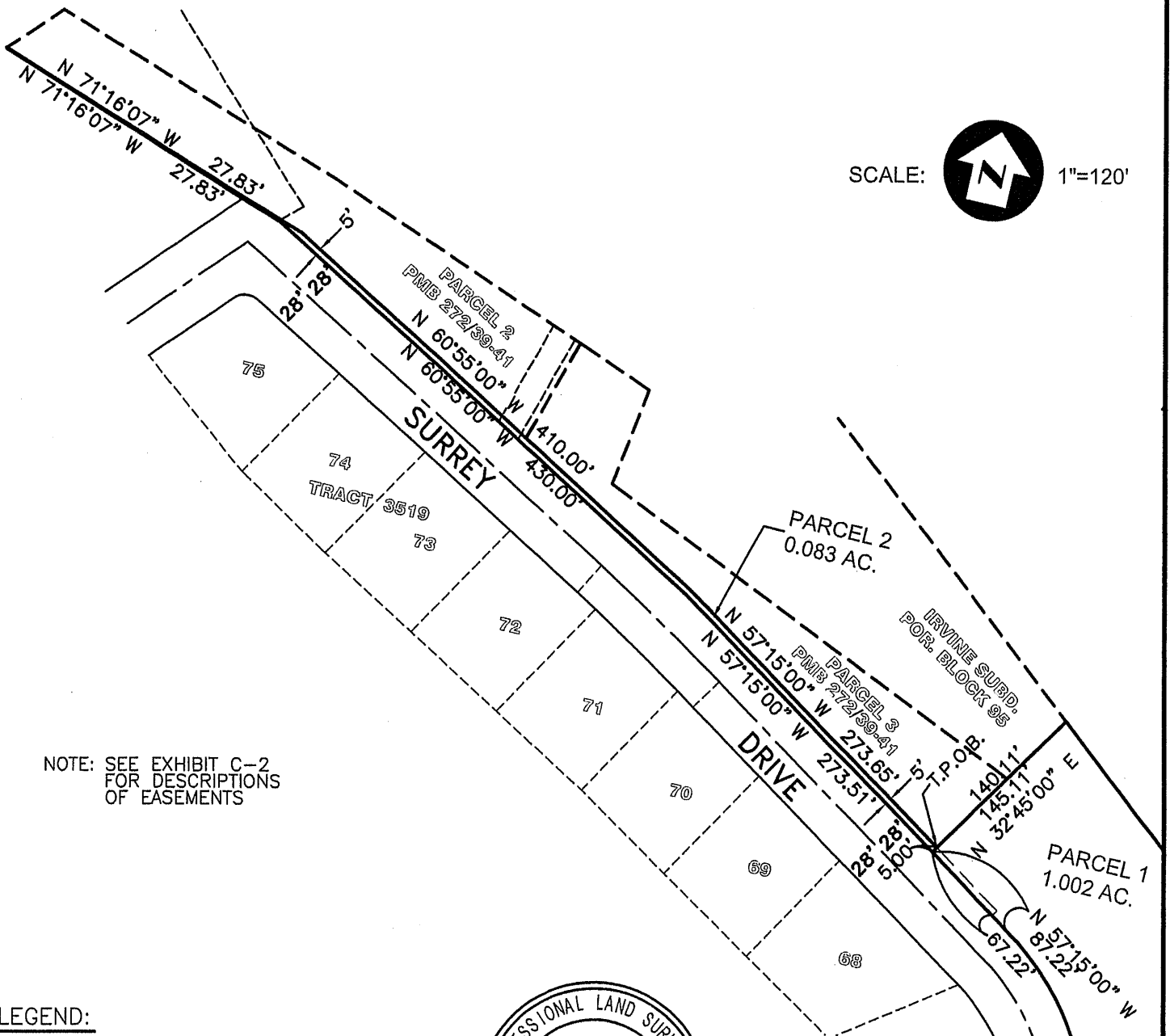
Wm Alan Brooks **LS 6129**

EXHIBIT 'B'
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT LLA 2020 - 001

SHEET 2 OF 2

(Map)

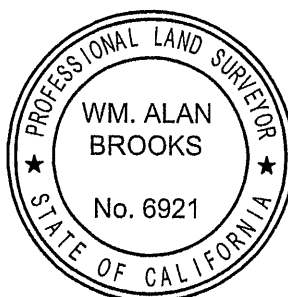
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BRYON C. ROTH & NOEMI CHAVEZ-HEHN, TRUSTEES OF THE BR TRUST DATED FEBRUARY 8, 2000 AS AMENDED AND RESTATED MARCH 4, 2014	475-069-04	PARCEL 1
THE IRVINE COMPANY, LLC, SUCCESSOR IN INTEREST TO THE IRVINE COMPANY, A WEST VIRGINA CORPORATION	475-069-05, 475-035-01	PARCEL 2



NOTE: SEE EXHIBIT C-2
FOR DESCRIPTIONS
OF EASEMENTS

LEGEND:

- EXISTING LOT LINE TO REMAIN
- - - - - EXISTING LOT LINE TO BE REMOVED
- EASEMENT LINE



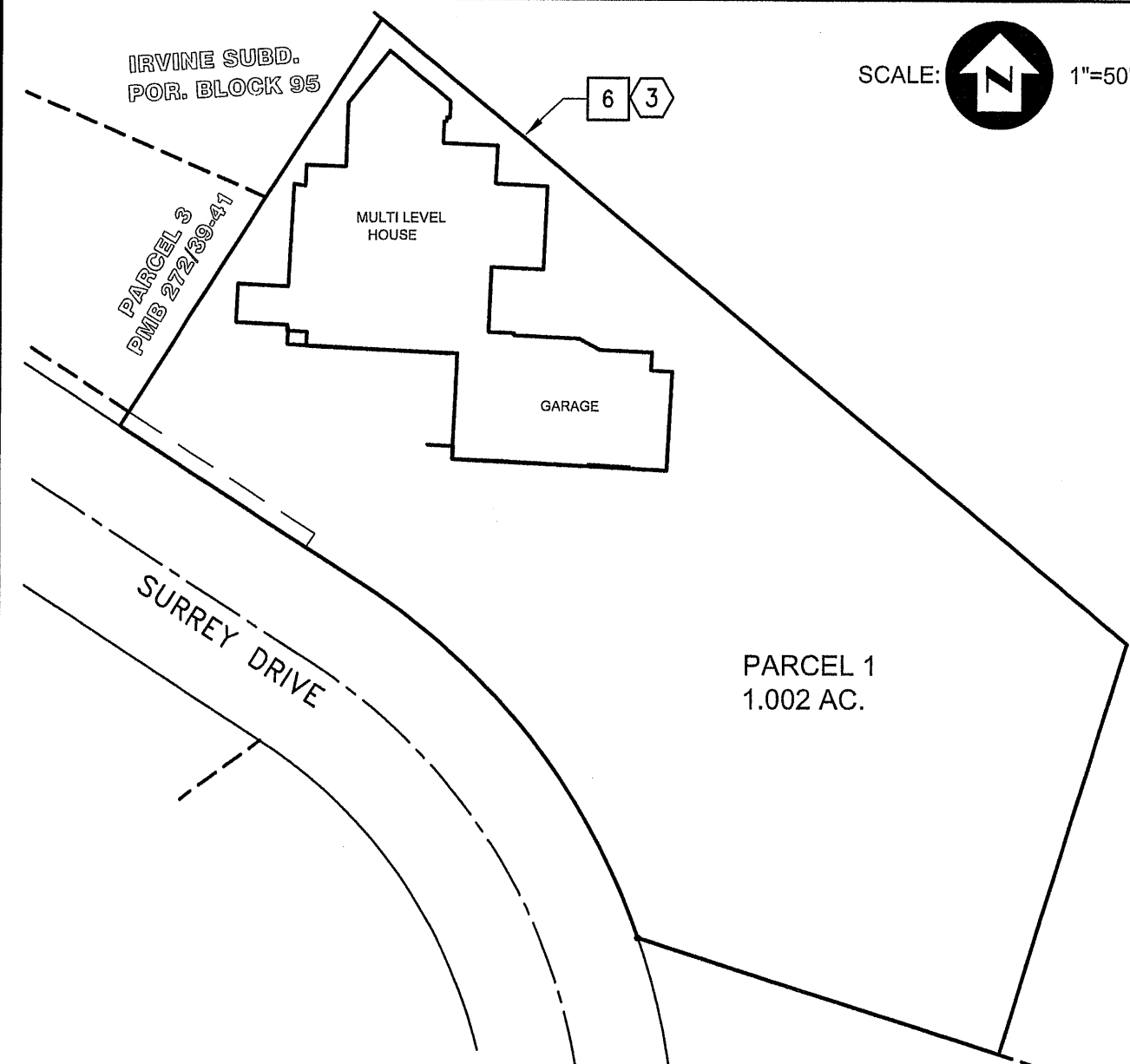
PREPARED BY ME OR UNDER MY
DIRECTION ON: 1/27/2020

Wm. Alan Brooks
Wm Alan Brooks LS 6129

EXHIBIT 'C'
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT LLA 2020-002
(Site Plan)

SHEET 1 OF 3

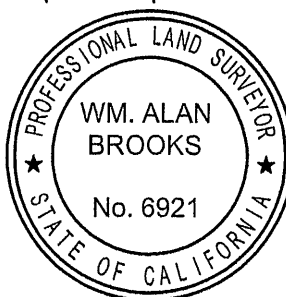
Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
BRYON C. ROTH & NOEMI CHAVEZ-HEHN, TRUSTEES OF THE BR TRUST DATED FEBRUARY 8, 2000 AS AMENDED AND RESTATED MARCH 4, 2014	475-069-04	PARCEL 1
THE IRVINE COMPANY, LLC, SUCCESSOR IN INTEREST TO THE IRVINE COMPANY, A WEST VIRGINA CORPORATION	475-069-05, 475-035-01	PARCEL 2



LEGEND:

- EXISTING LOT LINE TO REMAIN
- EXISTING LOT LINE TO BE REMOVED
- EASEMENT LINE

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF
WAY, AND OTHER MATTERS OF RECORD, IF ANY.



PREPARED BY ME OR UNDER MY
DIRECTION ON: 1/27/2020

Wm. Alan Brooks
Wm Alan Brooks

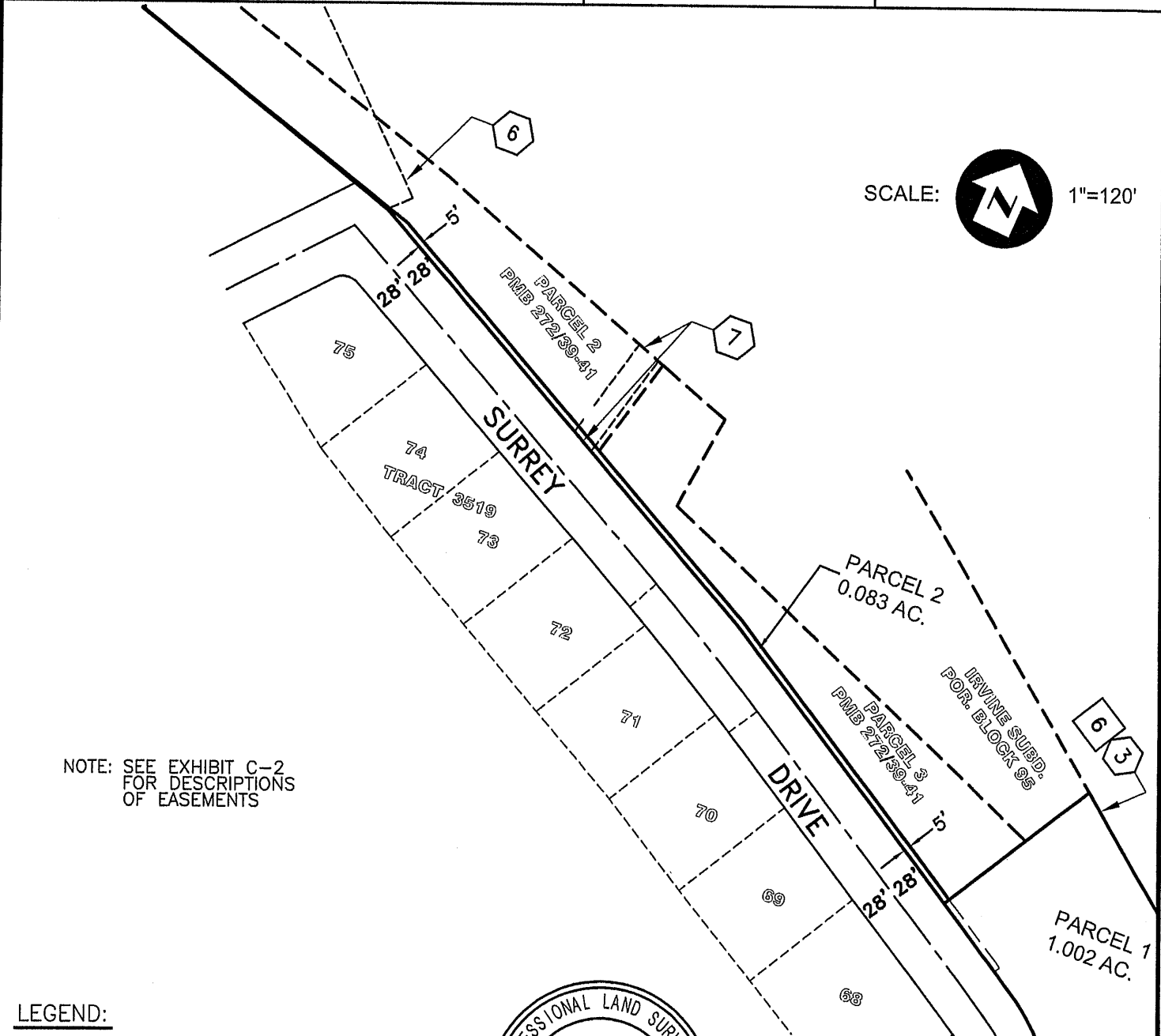
LS 6129

EXHIBIT 'C'
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT LLA 2020-001

SHEET 2 OF 3

(Map)

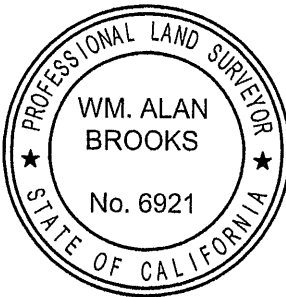
Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
BRYON C. ROTH & NOEMI CHAVEZ-HEHN, TRUSTEES OF THE BR TRUST DATED FEBRUARY 8, 2000 AS AMENDED AND RESTATED MARCH 4, 2014	475-069-04	PARCEL 1
THE IRVINE COMPANY, LLC, SUCCESSOR IN INTEREST TO THE IRVINE COMPANY, A WEST VIRGINA CORPORATION	475-069-05, 475-035-01	PARCEL 2



NOTE: SEE EXHIBIT C-2
 FOR DESCRIPTIONS
 OF EASEMENTS

LEGEND:

- EXISTING LOT LINE TO REMAIN
- - - - - EXISTING LOT LINE TO BE REMOVED
- EASEMENT LINE



PREPARED BY ME OR UNDER MY
 DIRECTION ON: 1/21/2020

Wm. Alan Brooks
 Wm Alan Brooks LS 6129

EXHIBIT 'C'
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT LLA 2020-001

SHEET 3 OF 3

(Site Plan)

Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
BRYON C. ROTH & NOEMI CHAVEZ-HEHN, TRUSTEES OF THE BR TRUST DATED FEBRUARY 8, 2000 AS AMENDED AND RESTATED MARCH 4, 2014	475-069-04	PARCEL 1
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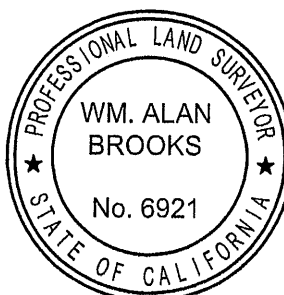
EASEMENT NOTES

EASEMENTS LISTED BELOW PER A PRELIMINARY TITLE REPORT PREPARED BY CALIFORNIA TITLE COMPANY, ORDER NO. 420-20022027-12, DATED APRIL 24, 2019.

- [6]—AN EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO FOR POLE LINES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED FEBRUARY 14, 1918 IN BOOK 318, PAGE 90 OF DEEDS AND AS MODIFIED AND RECORDED ON MAY 18, 1949 IN BOOK 1845, PAGE 120 BOTH OF OFFICIAL RECORDS OF ORANGE COUNTY. (SHOWN HEREON)
- [7]—COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED JUNE 12, 1978 IN BOOK 12710, PAGE 1811 OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 23, 1979 IN BOOK 13281, PAGE 133 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- [8]—AN EASEMENT GRANTED TO THE COUNTY OF ORANGE FOR THE INSTALLATION, EMPLACEMENT, OPERATION MAINTENANCE OF UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER TRANSMISSION LINES, SANITARY SEWER LINES, STORM DRAINS, DRAINAGE FACILITIES AND ANY UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES AS PER THAT INSTRUMENT RECORDED ON JULY 24, 1990 AS INSTRUMENT No. 1990-388052 OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 15, 1990 AS INSTRUMENT No. 1990-432781. (DOES NOT AFFECT FEE PROPERTY)
- [11]—THE TERMS AND CONDITIONS OF THAT DOCUMENT ENTITLED "GOLF BALL EASEMENT AGREEMENT" RECORDED ON OCTOBER 14, 1998 AS INSTRUMENT No. 1998-714844 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

EASEMENTS LISTED BELOW PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NHSC-6071573 (29), DATED OCTOBER 11, 2019.

- [3]—AN EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO FOR POLE LINES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED FEBRUARY 14, 1918 IN BOOK 318, PAGE 90 OF DEEDS AND AS MODIFIED AND RECORDED ON MAY 18, 1949 IN BOOK 1845, PAGE 120 BOTH OF OFFICIAL RECORDS OF ORANGE COUNTY. (SHOWN HEREON)
- [6]—AN EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF NEWPORT BEACH AS INSTRUMENT NO. 9673 RECORDED MY 8, 1980 IN BOOK 13602, PAGE 104 OF OFFICIAL RECORDS. (SHOWN HEREON, DOES NOT AFFECT PROPERTY)
- [7]—AN EASEMENT FOR INGRESS, EGRESS, AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF NEWPORT BEACH RECORDED JULY 31, 1992 AS INSTRUMENT NO. 92-516617 OF OFFICIAL RECORDS. (SHOWN HEREON)



PREPARED BY ME OR UNDER MY
DIRECTION ON: 1/27/2020

Wm. Alan Brooks
Wm Alan Brooks

LS 6129

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF
WAY, AND OTHER MATTERS OF RECORD, IF ANY.