



**CITY OF**

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# **NEWPORT BEACH**

## **City Council Staff Report**

March 24, 2020  
Agenda Item No. 11

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** David A. Webb, Public Works Director - 949-644-3311,  
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**TITLE:** Final Tract Map No. 18135 for a Residential Condominium  
Development Located at 1244 Irvine Avenue

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**ABSTRACT:**

City Council to consider approval of Final Tract Map No. 18135 for Condominium Purposes for a residential condominium development located at 1244 Irvine Avenue.

**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. 18135 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 Final Tract No. 18135 pursuant to Section 19.36.030 of the Municipal Code, and authorize the Public Works Director to execute and release securities; and
- d) Review and approve Final Tract Map No. 18135 located at 1244 Irvine Avenue pursuant to Section 19.60.010 of the Municipal Code.

**FUNDING REQUIREMENTS:**

There is no fiscal impact related to this item.

**DISCUSSION:**

Shea Homes Limited Partnership, a California limited partnership (Property Owner) is proposing a residential condominium development located at 1244 Irvine Avenue. The development consists of the demolition of an existing 114-unit apartment complex and construction of a 92-unit residential condominium project on an approximately 5.767 acre site. The project is located at the southeasterly corner of the Irvine Avenue and Mariners Drive intersection.

Tentative Tract Map No. 18135 (City Tentative Tract Map No. NT2017-005) for the proposed development was approved by the Planning Commission on June 21, 2018 (Planning Commission Resolution No. PC2018-019) (Attachment D). On August 22, 2018, the applicant made the initial submittal for Final Tract Map No. 18135 to the Public Works Department for approval and filing in order to construct the proposed residential condominium development (Attachment B).

On December 20, 2019, 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 Public Works Department (Attachment D). The applicant has also satisfied all applicable Tract Map conditions of approval for the residential condominium development.

Per Section 19.60.010 of the Municipal Code, the City Council shall review Final Tract maps. Final Tract Map No. 18135 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 C and D). The map also conforms to all requirements of the Subdivision Map Act and the City's Subdivision regulations.

#### **ENVIRONMENTAL REVIEW:**

Planning Commission Resolution No. PC2018-019 for this development has determined that the project is categorically exempt under the requirements of the California Environmental Quality Act (CEQA) under Class 2 (Replacement and Reconstruction). The action of approving the final tract map will not be subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in 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 – Final Tract Map No. 18135  
Attachment C – Subdivision Agreement  
Attachment D – Surety Bonds  
Attachment E – Planning Commission Resolution No. PC2018-019