



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

Recorded In Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



3589.25

\* \$ R 0 0 1 3 7 3 0 8 2 0 \$ \*

202285000423 11:51 am 05/13/22

401 SC4A Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

RITZ-CARLTON RESIDENCES PROJECT (PA2021-296)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED**

**MAY 13 2022**

HUGH NGUYEN, CLERK-RECORDER

BY: \_\_\_\_\_

*[Signature]*

DEPUTY

**POSTED**

**MAY 13 2022**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_

*[Signature]*

DEPUTY

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON May 13, 2022**

Posted May 13, 2022 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY ANGEL ESTRADA

POSTED

FILED

MAY 13 2022

MAY 13 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

HUGH NGUYEN, CLERK-RECORDER

BY: AS DEPUTY

BY: AS DEPUTY

Notice of Determination

<p>To:</p> <p><input checked="" type="checkbox"/> Office of Planning and Research  U.S. Mail: <i>Street Address:</i>  P.O. Box 3044 1400 Tenth St, Rm 113  Sacramento, CA 95812-3044 Sacramento, CA 95814</p> <p><input checked="" type="checkbox"/> County Clerk-Recorder  County of Orange  601 N. Ross Street  Santa Ana, CA 92701</p>	<p>From:</p> <p>City of Newport Beach Planning Division  100 Civic Center Drive  P.O. Box 1768  Newport Beach, CA 92658-8915  (949) 644-3200</p> 
---	--

SUBJECT: FILING ON Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): N/A

Project Title: Ritz-Carlton Residences Project (PA2021-296)

Project Applicant: Newport Center Hotel, LLC, 4901 Birch Street, Newport Beach, CA 92660

Attention:

Project Location – Specific: 900 Newport Center Drive, Newport Beach, Orange Cunty, California 92660 (VEA Newport Beach, A Marriott Resort and Spa)

Project Location – City: Newport Beach Project Location – County: Orange

Project Description: Project Description: The Ritz-Carlton Residences Project involves conversion of up to 30 percent of the existing 532-room hotel at the VEA Newport Beach, A Marriott Resort and Spa (formerly the Newport Beach Marriott) into hotel branded residences, pursuant to City Council Policy K-4 (Reducing the Barriers to the Creation of Housing) and Director’s Determination No. DD2021-001. The proposed 22-story building would include up to 159 units and provide amenities including a spa, pool, event lawn, and gym/fitness center. A new 5-level, 408-space subterranean parking structure would be constructed beneath the new residential building. A new 6-level, 400-space parking structure would replace the existing hotel parking structure in substantially the same location and continue to serve the VEA Newport Beach hotel.

This is to advise that the Newport Beach Planning Commission approved the following applications and actions as it pertains to the project described above:

- Major Site Development Review No. SD2021-005: A site development review in accordance with Newport Beach Municipal Code (NBMC), Section 20.52.080 to allow for the construction of the Project
- Modification Permit No. MD2022-001: A modification permit in accordance with NBMC Section 20.52.050 to allow for the tandem parking spaces
- Conditional Use Permit No. UP2021-053: A conditional use permit in accordance with NBMC Section 20.52.020 consistent with the requirement consistent with the requirement of Director’s Determination No. DD2021-001
- Coastal Development Permit No. CD2021-077: A coastal development permit in accordance with NBMC Section 21.52.015 authorizing the construction of the Project within the Coastal Zone
- Vesting Tentative Tract Map No. NT2021-003: A vesting tentative tract map for condominium purposes in accordance with NBMC Section 19.20.040
- Addendum to the 2006 General Plan Update Program Environmental Impact Report: Pursuant to CEQA, the addendum addresses reasonably foreseeable environmental impacts resulting from the proposed development.

The City of Newport Beach as a (Lead Agency or  Responsible Agency) has approved the above-described project on May 12, 2022 and has made the following determinations regarding the above described project.

1. The project (will will not) have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (was was not) adopted for this project.
5. A statement of Overriding Considerations (was was not) adopted for this project.
6. Findings (were were not) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of Newport Beach, Planning Division, 100 Civic Center Drive, Newport Beach, CA 92658-8915

Signature (Public Agency):  Name/Title: Jim Campbell, Deputy Community Development Director

Contact Phone No.: 949-644-3210

Date 05/13/2022

Date Received for filing at OPR: 05/16/2022

Authority cited: Sections 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code.

**POSTED**

**MAY 13 2022**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

**FILED**

**MAY 13 2022**

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED

POSTED

MAY 13 2022

MAY 13 2022

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

The Ritz-Carlton Residences Project



Overall Site Plan

BY: *[Signature]* DEPUTY

BY: *[Signature]* DEPUTY

EXHIBIT 2-3  
SOURCE: MVE - PLANNING, 2022

